

Willistown Township Planning Commission
Minutes of the Meeting of
May 20, 2015

Present: R.E. Reves, Chairman
D.E. Watt, Secretary
F. Houder
A.E. Newbold
W. Shoemaker

Also: John Gaadt, Consultant to the WPC
Mike Conrad, Township Engineer

Absent: W. Bowers III, Vice Chairman
G.Bucaccio

Minutes: The Minutes of the meeting of May 6, 2015 were approved as submitted.

Zoning Hearing:

Z-04-15 Redhound Grille – 128 Paoli Pike seek relief from 139-90 regarding non-conforming use.

The applicant, Owen Marshall, appeared to describe the desired relief and to re-list the conditions under which he would operate should the relief be granted to allow outdoor seating. Additionally, he presented a petition with signatures and addresses of neighbors who favored the granting of the relief. Contained in the appeal are five conditions – 1. Outdoor seating area would close at 10 PM. 2. No live music or entertainment 3. No televisions outdoors 4. No flood or harsh lighting, only small accent lighting 5. No smoking outdoors.

The WPC recommends the granting of the relief sought providing all the conditions outlined in the appeal are included in the order.

Land Development:

L-04-15 Rudloff Builders – 6019 West Chester Pike – Office Conversion

Mr. Rudloff and his engineer, John Mullin, appeared to address some of the concerns raised in the Yerkes review letter of May 19. A critical issue arose as to the plan conforming to the decision of the Zoning Hearing Board with regard to the reduction in the percentage of impervious cover. They plan to seek clarification and direction from the ZHB solicitor and return. All acknowledge that the site has many other challenges that must be addressed.

L-01-15 Phelps School Gymnasium – 583 Sugartown Road

Cheryl Love and attorney Chris Schubert, Esq. appeared to dispute the Yerkes review letter of April 17. They feel that they do not need Conditional Use approval to cross the riparian buffer as required in 73-62, the Environmental Protection Ordinance. They feel that the Ordinance is ambiguous while the WPC feels that it is clear and not ambiguous.

Discussion: Gaadt and Conrad reviewed the status of the Villa Maria project plans and the trail at Chapel Hill, formerly known as the Devon Road project.

Respectfully submitted,

David E. Watt, Secretary