

**Willistown Township Planning Commission
Minutes of the Meeting of
July 08, 2015**

Present: R.E. Reves, Chairman
D.E. Watt, Secretary
G. Bucaccio
A.E. Newbold
W. Shoemaker

Also: John Gaadt, Consultant to the WPC
Mike Conrad, Township Engineer
Neil Vaughn, Zoning Officer

Absent: W. Bowers III, Vice Chairman
F. Houder

Minutes: The Minutes of the meeting of May 20, 2015 were approved as submitted.

Inquiry for Guidance: Jim Renehan – Lucas Lane Restraints on lot three

After a brief discussion, the WPC informed Renehan that it would favor his moving for a Conditional Use to modestly encroach into the steep slopes rather than seeking relief by encroaching into the Riparian Buffer Area.

Conditional Use:

C-07-15 1720 West Chester Pike – Townhouse Development
David Della Porta, Tom Spano, and Bob Plucinek, P.E. appeared. They require two Conditional Use Hearings in order to proceed with the Development. Della Porta addressed the Yerkes letter of January 20 by citing the May 6 letter from Chester Valley Engineers. Conrad will review the plans with the corrections. The issue of proximity to gas and petroleum pipelines was raised. The WPC recommends that they schedule the Conditional Use hearings upon receipt of a clean review letter.

Land Development:

L-03-15 Bryn Mawr Rehab – 414 Paoli Pike – Parking Lot
Dave Falcone, Esq. and Bob Plucinek, P.E. represented the applicant. G. Bucaccio recused himself. The lot would create 49 new spaces that are already needed, not for new uses. Falcone responded to the Yerkes review letter of June 9. They will meet with Mike Conrad before returning to the WPC.

L-05-15 & S-03-15 Daylesford Abbey – Devon Road Project – Chapel Hill
John Snyder, Esq., Paul Finley, Chris Rayburg-Adgeo, Lisa Thomas and Chip Vaughn were present. Snyder addressed the Yerkes review letter of May 25, 2015. The WPC recommends final approval of the plan by the Board of Supervisors, contingent upon a clean letter from Mike Conrad. W. Shoemaker abstained.

L-06-15 & S-04-15 Paoli Walk – W. Central Ave. Gray's Investment/Bentley Homes
Scott Emerson appeared to explain that they are awaiting review. They will return when that has been completed.

Respectfully submitted,

David E. Watt, Secretary