

Willistown Township Planning Commission
Minutes of the Meeting of
August 05, 2015

Present: R.E. Reves, Chairman **Also:** John Gaadt, Consultant to the WPC
 W. Bowers III, Vice Chairman Mike Conrad, Township Engineer
 D.E. Watt, Secretary Neil Vaughn, Zoning Officer

Absent: G.Bucaccio
 F. Houder
 A.E. Newbold
 W. Shoemaker

Minutes: With no quorum, the Minutes of the meeting of July 08, 2015 were not approved

Zoning Hearing: Z-05-15 Joseph and Sally Layden – 841 Forest Lane – Seek relief to intrude into the floodplain.

The applicants were present and represented by Dave Falcone, Esq. and Dan Popplewell. They propose to encroach 38.64 feet into the riparian buffer in order to build a patio and an addition. The sense of the WPC members present was to recommend that the relief sought be granted.

Conditional Use: C-02-15 Worrington Commons – West Chester Pike

Dave Shula and Patrick McKenna, Esq. represented the applicant. An amended Conditional Use of a previous Conditional Use is needed. They responded to the Yerkes review letter of July 30. Insufficient hard data was provided to the applicant in order to calculate density yield. Gaadt and Conrad will generate a letter explaining the situation. Vaughn will attend the Conditional Use Hearing to provide the thoughts of the members of the Planning Commission.

C-04-15 Shawn Bishop – 194 Grubb Road

Dave Shula represented Mr. Bishop who needs Conditional Use approval to encroach into Zone 2 of the riparian buffer in order to manage storm water for a new house. The Yerkes letter can be complied with using a level spreader to disperse the water. The members present supported the granting of a Conditional Use for this property.

Land Development:

L-03-15 Bryn Mawr Rehab – 414 Paoli Pike – Parking Lot

The Rehab was represented by Dave Falcone, Esq. and Bob Plucienik, P.E. They can comply with the issues raised in the Yerkes August 4 review letter and will add a note to the plan indicating the lighting hours. The sense of the members present was that the plan was ready to be recommended to the Board of Supervisors for approval.

Good News: Chairman Reves revealed the long awaited Official Map and the revised Zoning Map. Everyone was speechless.

Respectfully submitted,

David E. Watt, Secretary