

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**September 02, 2015**

**Present:** R.E. Reves, Chairman  
W. Bowers III, Vice Chairman  
D.E. Watt, Secretary  
G.Bucaccio  
F. Houder  
A.E. Newbold  
W. Shoemaker

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

**Minutes:** The Minutes of the meetings of July 08 and Aug. 05, 2015 were approved as submitted.

**Conditional Use: C-04-15** Willistown Woods Homeowners Association – seeks to amend C-01-85 regarding the “Cox House” use.

The HOA was represented by Holly Seltzer, Esq. and Michael Blaustein. The historic Cox House was to have been renovated for HOA use but it has never been done. They now seek an amendment to the conditional use that would allow them to sell it. **The WPC recommends that the Board of Supervisors grant the amendment to C-01-85.** Shoemaker abstained.

**Land Development: L-03-15** Bryn Mawr Rehab – 414 Paoli Pike – Parking Lot Extension  
The applicant was represented by Greg Davis, Esq., Tom Rapp, Donna Phillips and Brett McKay. They responded to the Yerkes letter of August 4. The Rehab wishes to add 48 spaces. Most of the discussion centered on allowing all night lighting of the lot, height of the lighting and its dispersion. **The WPC recommends approval of the Plan by the Board of Supervisors.** Shoemaker abstained and Bucaccio recused himself.

**L-06-15/S-04-15** Paoli Walk-West Central Avenue-Grays Investment  
George Broseman, Esq., Mitch Kotler, Tom Bentley and Dave Gibbons, P.E. responded to the Yerkes review letter of August 27 and the Heinrich traffic study letter of September 2. Stormwater management, sewage, trails, sidewalks and landscaping improvement dominated the discussion. **The WPC recommends that the Board of Supervisors grant the waiver necessary to satisfy comment 11 of the Yerkes letter.** Shoemaker abstained.  
The WPC also needs, before further recommendations can be made, the following:

1. A meeting including Carroll Engineering, Bentley Homes and the Township to clarify sewage issues.
2. A letter to be generated by Bentley Homes to the CCCD and DEP clarifying and documenting earlier conversations cited by Bentley.
3. A resolution of the issues raised in the Pompo review of the HOA agreements.
4. A clarification of the fee of the parcel on West Central adjacent to the old “Y Track”.
5. The results of the PCB testing.

Respectfully submitted,  
David E. Watt, Secretary