

**Willistown Township Planning Commission
Minutes of the Meeting of
December 16, 2015**

Present: R.E. Reves, Chairman **Also:** John Gaadt, Consultant to the WPC
 W. Bowers III, Vice Chairman Mike Conrad, Township Engineer
 G. Bucaccio Neal Vaughn, Zoning Officer
 F. Houder
 A.E. Newbold
 W. Shoemaker

Absent: D. E. Watt, Secretary

Minutes: The Minutes of the meeting of December 02, 2015 were approved with a change of date from December 03 to December 02, 2015.

Sketch Plan: The Devereux Foundation – Sugartown Road
 David Woodward and Scott Carter from Devereux Foundation and Nicholas Rakowski, P.E. were in attendance with Debbie Shulski, Esq. who represented the Foundation. Ms. Shulski presented a plan for a driveway addition to accommodate bus loading and unloading. The question at hand was whether the driveway addition would require Land Development. She cited various court decisions indicating that the MPC definition of land development speaks to “large scale development” and the types of issues that necessarily arise in such development. Since the only improvement to the existing Devereux Campus is the proposed 2,000 square foot driveway addition with no other buildings and no other changes, the WPC agreed with Ms. Shulski that Land Development was not required for this driveway addition.

The Delchester Group – Sugartown Road Lot Line Changes

Dave Shula, P.L.S. introduced the members of the P.C. to the changes that will be made to three of the parcels currently owned by the Delchester Group prior to their sale. Formal submission will occur when all property lines are formally established.

Ordinance Revisions:
 With two versions of amendments to the Zoning Ordinance, Chapter 139, the Subdivision Ordinance, Chapter 123 and the Environmental Ordinance, Chapter 73, the PC directed John Gaadt to meld the various versions into one draft to be considered at the next meeting.

Respectfully submitted,
William Bowers, III
Acting Secretary