

**Willistown Township Planning Commission
Minutes of the Meeting of
January 20, 2016**

Present: R.E. Reves, Chairman
W. Bowers III, Vice Chairman
G. Bucaccio
F. Houder
W. Shoemaker

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

Absent: D. E. Watt, Secretary
A.E. Newbold

Minutes: The Minutes of the meeting of January 06, 2016 were approved as submitted.

Zoning Hearing: Z-11-15 Nicholas and Theresa Vastardis – 29 Harvey Lane
Requesting relief from 139-94 and 139-18-C (2)

Since meeting with the WPC on December 03 and January 06, the applicant has reduced the relief requested in keeping with recommendations made during those meetings. Therefore, **the WPC recommends that the requested relief be granted by the Zoning Hearing Board.**

Conditional Use: C-06-15 617 Sugartown Road – Riparian Buffer Incursion into Zone #2 of the riparian buffer to accommodate a 2 inch sewer line.

The applicant was represented by Dave Falcone, Esq. and Dan Popplewell, P.E. who described the proposed sewer line from the anticipated house to be built at 617 Sugartown Road through three lots to a gravity line in Dovecote Lane. With Mr. Shoemaker abstaining, the **WPC recommended approval of the Conditional Use by the Board of Supervisors upon receipt of an approved planting plan for the riparian buffer and easements from the property owners through whose lands the sewer line will go.**

Land Development:

L-07-15 Worington Commons Barn Conversion into two dwellings.

The owner was represented by Andy Eberwein, P.E. who presented a revised plan which will require a revision of a Special Exception which had previously been granted by the Zoning Hearing Board. These revisions include front and side yard setbacks and impervious coverage. **The WPC recommended approval of the revisions to the previous Special Exception based on the new plan for the historic Barn Conversion.**

Zoning Amendments:

Discussion was held regarding signage along West Chester Pike, the ability for our Professional Planner to see Land Developments prior to Planning Commission meetings, and the need for further review of conformity within our Zoning Ordinance, Subdivision and Land Development Ordinance, and our Environmental Protection Ordinance.

Respectfully submitted,
William Bowers, III, Acting Secretary