

Willistown Township Planning Commission
Minutes of the Meeting of
February 3, 2016

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

Absent: D. E. Watt, Secretary
G. Bucaccio
F. Houder

Minutes: The Minutes of the meeting of January 20, 2016 were approved as submitted.

Sketch Plan: Michael Stolper – 6022 West Chester Pike – Proposed Office Building
Dave Falcone, Esq. and Ray Ott represented the applicant who wishes to construct a third building on the property that he had previously developed in 2002. The new Master Plan has been revised to remove the parking out of the riparian buffer. The new drive to the parking lot will impinge upon cautionary slopes. The Planning Commission recommended pedestrian access be established between the new building and the middle building.

Zoning Hearing: Z-06-15 Rebecca M. and Robert D. Patterson – 760 Hillview Road
Requests relief from 139-13 and 139-90 to build a farm shed within 2 feet of the Property Line.
Timothy Barnard, Esq. and John Milner, AIA represented the applicant. Although the Planning Commission had seen the plans during two previous meetings, an expanded presentation was made by the representatives. Since the existing barn is presently non-conforming, the construction of the shed would further increase the non-conformity on the property.
A motion was made to recommend that the requested relief be granted by the Zoning Hearing Board. However, there was no second, therefore the motion died. Mr. Newbold abstained from the discussion.

Z-01-16 The Hertz Corporation – 226 West Lancaster Avenue
Requests relief from 139-67 or 139-67 O.
The applicant was represented by John Susanin and Jimmie Williams from The Hertz Corporation who wish to use the property to rent cars. Parking for 19 cars would be sufficient for rentals, employees and users according to both presenters. Washing and detailing will be done off-site. **The Willistown Township Planning Commission recommends that the Zoning Hearing Board approve this use by granting the relief requested.**

Conditional Use: **C-02-15** Worington Commons – Westchester Pike land acquisition
 C-07-14 1720 Westchester Pike – Townhouse Development

The applicant was represented by Patrick McKenna, Esq. and Dave Shula, P.L.S. who explained the problems that they have encountered in obtaining 1.69 acres from the Worington Commons Homeowners Association. In order to qualify for permission to build a Townhouse development in the M 7 overlay District on West Chester Pike, they must have 10 acres. The question of a sewer easement through Worington Commons was raised since one does not seem to exist. Further investigation of the missing sewer easement will continue. **The WPC recommends approval by the Board of Supervisors of the transfer of 1.69 acres from the Homeowners Association of Worington Commons to 1720 West Chester Pike.**

Respectfully submitted,
William Bowers, III, Acting Secretary