

**Willistown Township Planning Commission
Minutes of the Meeting of
August 10, 2016**

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
G. Bucaccio
F. Houder

Absent: A. E. Newbold
W. Shoemaker

Minutes: The Minutes of the meeting of July 13, 2016 were approved as submitted.

Subdivision:

Z-03-16 Five lot line changes-2900 Crum Creek Road – David Rawson and others.

The WPC recommends approval of the Plan by the Board of Supervisors.

Zoning Hearing:

Z-08-16 Jay M. Larkin – 300 West Central Avenue – Requesting relief from 139-94 regarding an additional (5th) accessory building.

Mr. Larkin and William Hagner, Esq. appeared. They granted a waiver from the 60 days needed to hold a hearing while they attempt to work out a solution with Amtrak over the land that they have encroached upon to build all of the accessory buildings.

Land Development:

L-01-15 Phelps School Gymnasium – 583 Sugartown Road

Mike Conrad will check to see that the conditions, set forth in the minutes of July 13 have been complied with so that the recommendation for approval made during that meeting may go forward.

L-08-15/S-07-15 Recovery Centers of America – 27-29 Industrial Boulevard

Ed Campbell, Esq. represented the applicant. Mike Conrad will notify the Planning Commission if all outstanding items in his July 12 letter have been satisfied so that the plan may be sent to the Supervisors for approval.

L-04-15 Rudloff Builders – 6019 West Chester Pike – Office Conversion

Alfred Fuscaldo, Esq. and Christopher Yohn, PE appeared for the applicant. They have submitted revisions to the Township Engineer and anticipate the plans being ready for approval at the September 7th meeting of the Planning Commission.

Zoning:

Z-06-16 Willistown Conservation Trust – 925 Delchester Road – Requesting Relief to allow “Educational and Private Recreational Use” or a Special Exception under 139-12(F)(1) and 139-12(F)(4). **L-02-16/S-02-16**

Tim Barnard, Esq. and Bill Hartman reviewed the purposes and uses of the new building. They also reviewed a list of parameters for the uses of the building. John Gaadt will review the changes agreed to in order to make the list more acceptable and will circulate the amended list which will become the basis for the recommendation of the WPC to the Zoning Hearing Board. Mr. Buccaccio abstained.

Brian Nath, Esq. spoke on behalf of the Walker family in opposition to the Conditional Use.

Britt Murdoch, George Hundt, Peter Strawbridge and Peter Hausmann all spoke in favor of the work of the Trust at Rushton Farm and of the project.

Mark Thompson, Esq. reviewed the legal issues that the Zoning Hearing Board will be considering.

Respectfully submitted,

David E. Watt, Secretary