

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**June 14, 2017**

**Present:** R.E. Reves, Chairman  
D.E. Watt, Secretary  
F. Houder  
A. E. Newbold  
C. Rubenstone  
W. Shoemaker

**Also:** John Gaadt, Consultant to the WPC

**Absent:** G. Bucaccio, Vice-Chairman

**Minutes:** The Minutes of the meeting of May 17, 2017 were approved as submitted.

***Zoning Hearing:***

**Z-05-17** - Andrew Deignan/Meredith Huffman – 622 Sugartown Road  
Seek Relief from 139.18 D

Both applicants appeared. The WPC had several suggestions to lessen the impact of the project and the applicants agreed. **The WPC recommends the variance be granted, provided the efforts to reduce the impervious cover suggested by the WPC be incorporated into the plan.**

**Z-06-17** – John Scardapane – 231 Lancaster Avenue  
Seeks relief from 139-67 (B)

The applicant appeared to appeal the restriction against outside dining.  
**The WPC recommends that the requested relief be granted.**

***Land Development:***

**L-01-17** – Chapel Hill – Guard House, 50 Devon Road

Paul Finley of Devon Partners, LP appeared to explain the project. The WPC recommends approval of the Plan provided the developer produce evidence of suitable lighting and changes to suit the Conditional Use.

***Subdivision:***        **S-02-17** – James Van Alen II Family Trust/Elsa A. Sudous Lot line change.  
Dave Shula, PLS appeared to explain that the land was conserved and had no development rights. The WPC recommends the Plan be approved pending review by the Township Engineer.

***Discussion:***        John Gaadt led a discussion of the Flood Plain Ordinance, which needs to be approved by Willistown, PA DCED and FEMA by 9/29/17, the Plan Expiration Ordinance and various other ordinances and their position in the approval process.

Respectfully submitted,

David E. Watt, Secretary