

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
April 20, 2011 - 7:30PM

Call to Order

Chairman Lees led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

Present

Commissioners – Hatton, Whittig, Adler, Lees, Walter, and Rohrbach. Also present was Township Manager Robert Layman, Township Solicitor Robert Adams, Supervisor Thomas Foster, Lighting Consultant Stan Stubbe, and those mentioned below.

Adoption of Agenda

The Agenda was adopted as presented (BW/ER).

Approval of Minutes

The minutes of the Planning Commission meeting of April 6, 2011, were approved as submitted. (DW/ER)

Reports

As the Board of Supervisors meeting scheduled for April 18th was canceled, there was no report.

Announcements

Elaine Adler announced that the Rossiter's, Tract 2008-4, have will attend the Board of Supervisors meeting on May 16th to ask the Board to consider waiving the 75 foot setback from a perennial stream.

Non-agenda Public Comment

None at this time.

Tract 2010-3, WCASD, Rustin Field Lighting

Present were Ross Unruh, Kevin Campbell, Tim Burns, Chris Denardi, and Lighting Consultant John Schultz. Mr. Unruh noted they had received a copy of the Townships Sound Consultant (Felicia Doggett) letter. He said that the WCASD did not necessarily agree with the consultant's conclusions, but is ready to design a sound system which will comply with what the Township describes as a fully distributive system.

Kevin Campbell described the existing stadium sound system. There are 4 speakers, 2 located in the (western) endzone and two which point down to the home bleachers. He believes that Ms. Doggett is recommending speakers pointing down into the away bleachers. The WCASD proposes retaining the existing speakers and adding the away bleacher speakers. He would like to discuss a revised design with Ms. Doggett. He noted that the system must be installed before it can be completely evaluated and approved by the consultant and will require adjustment after installation. Mr. Adams stated that the Zoning Hearing Board can impose conditions, one of which would be the inspection and approval following installation.

The PC reviewed the traffic circulation as discussed at the prior meeting and asked for clarification of the circulation pattern for different types of events. In particular, the PC asked about handicapped spaces, provision for transporting attendees in golf carts, and drop-off circulation. The WCASD has agreed to using the overflow lot first in cases where a maximum attendance is expected, and to a review of the traffic light timing at Shiloh and 926. The District also agreed to have the need for professional police

presence during the egress period assessed by the Westtown East Goshen Police.

Mr. Stubbe itemized the additional information he needed to assess the lighting plan and confirmed that compliance with the Ordinance would require inspection following the installation of the lights. He indicated that if there was a complaint about light spill, it would be necessary to check to determine if the lighting complied. If not, the School District would have to be willing to make the necessary adjustments. Mr. Adams said that this was another case where the Zoning Hearing Board could impose a condition.

The PC asked for confirmation from Mr. Stubbe that the proposed lighting equipment was acceptable as it is used equipment which has been donated and for assurance from the WCASD that it will be installed by appropriately qualified personnel and inspected. Kevin Campbell assured the Commission that the fixtures would be inspected and checked, and that the final installation would be inspected by the appropriate electrical experts.

Since it appears that compliance with the Ordinance cannot be determined until after the lighting is installed and in use, any approval of the application for field lighting by the Zoning Hearing Board should include the condition that inspection and approval by the appropriate experts will be required following the installation. However, PC advised the applicant that all concerns of the various consultants relating to design should be addressed prior to the Zoning Board's hearing.

Motion (BW/EA), in the estimation of the Planning Commission the West Chester Area School District has made its best effort to comply with what the Commission perceives to be the terms of the Ordinance. Therefore, the Commission recommends that the Zoning Hearing Board approve the application subject to satisfaction of the traffic, engineering, sound and lighting consultants concerns.

Public Comment. None at this time.

Approved. For - JL, EA, BW, ER. Abstain – DW. Oppose – RH

A letter will be forwarded to the Zoning Hearing Board.

Zoning Ordinance Amendment, C-2 District and Signs.

Mr. Adams reviewed the terms of the proposed amendment explaining that it was intended to improve the Township's defensive position in case of future challenges to the Zoning Amendment in the matter of billboards. He believes Westtown should adopt the Ordinance, even if it is not perfect, for this reason. He requested that the Planning Commission make a motion recommending its adoption to the Board of Supervisors.

Motion (BW/DW) the Planning Commission recommends that the Board of Supervisors adopt the Zoning Ordinance Amendment creating the C-2 Commercial District and amending sections of Article 170-1800 Signs.

At this point Jim Lees announced that he was recusing himself from any votes on this subject as the owners of property under consideration for rezoning are clients of his real estate company.

Public Comment. None at this time.

Approved. For – BW, EA, DW, ER, RH. Abstain – JL.

A letter will be sent to the Board of Supervisors.

Zoning Hearing Board Application-Chester County Outdoor LLC

Brent Whitig asked Stan Stubbe for information on LED signs such as the Township is now considering. Mr. Stubbe indicated that these signs are lit to make them visible during daylight hours, but should be controlled so that the level of illumination is lowered to reduce contrast at night. Mr. Stubbe also said that

on a limited access highway such signs should not be located within 1,000 feet of an intersection or interchange and should be located at a considerable distance from a residential area.

Mr. Adams indicated that the applicant is requesting another postponement of the hearing so that the Planning Commission is not required to prepare comments for the Zoning Hearing Board at this meeting. He stated that the Township is attempting to resolve this issue. The applicant is interested in sign locations other than the one specified in the ZHB application. Mr. Lees congratulated Mr. Adams on his handling of this situation.

Public Comment.

Adjournment (DW/BW) 9:05pm.

Elaine L. Adler
Planning Commission Secretary