

To: Westtown Township Board of Supervisors  
From: Westtown Township Planning Commission  
Date: April 2018

**Subject: Report of 2017 Planning Commission activities, per Article II, Section 207 of the Pennsylvania Municipalities Planning Code**

In Westtown Township, the Crebilly Farms/Toll Bros. Conditional Use hearings highlighted the year. The Planning Commission (PC) began the year by continuing its public informational and education meetings on the conditional use process. These meetings resulted in a vote of the PC to recommend the development to the Board of Supervisors (BOS) with over 50 conditions. The meetings held by the PC and later by the BOS were attended by hundreds of Westtown residents and concerned groups in the surrounding West Chester area. After many formal use hearings by the BOS, on December 28<sup>th</sup> they (BOS) voted to deny the application. More on this subject will likely come up this year.

There were many meetings of the PC devoted to the update of new and existing ordinances. The PC, along with the Township Engineer, has now created a document that organizes the areas within the zoning code that need some revision. Some of this is due to inconsistencies between old and new ordinances, and some from changes in residents' desire. The previous year's sign ordinance was forwarded to the Townships solicitor for a rewrite due a recent court decision. Other ordinances that have been reviewed are;

- residential chicken keeping
- accessory buildings (sheds)
- accessory dwellings
- sidewalks
- pipelines and associated above ground facilities
- open space and a fee in lieu
- flood plain regulation due to changes in the National Flood Insurance program
- bi-directional antennas.

Beyond the Toll Brothers development of Crebilly Farms, there were several other developments that the PC reviewed;

- Westtown Woods
- Garden Circle
- Brewer subdivision

Throughout the year, the Planning Commission has continued its commitment to develop and maintain clear procedures and processes. The community has positively received these efforts. The PC has also continued to invite consultants and experts to their meeting to help educate the

Commissioners on the more important aspects of items that were being considered. Some of those guests were:

- Ron Agulnick, Zoning Hearing Board (ZHB) solicitor
- David Scaggs, Chair of the ZHB
- Jeff House, ZHB member
- Chief, Brenda Bernot, Regional Police Department (WEGO PD)
- John Cocchi, Assistant Deputy Director of Technical Services for the Chester County Department of Emergency Services (ChesCo DES)
- Fran Haney, PennDOT Traffic Control Specialist Manager
- Gene Blaum, , Assistant Press Secretary PennDOT
- Carol Stauffer, Chester County Planning Commission infrastructure planner

We had more personnel changes this year than we usually experience. John (Jack) Embick was appointed to the Commission to complete the term of Brent Whittig. We welcomed William Etheridge as our new Secretary and Township Zoning Director, who replaced Chris Patriarca who left to work in the county planning office. Commissioner Scott Yaw won election to become Westtown Township's newest Supervisor and Edward Yost was appointed (2018) to the PC to complete his term.

Finally, efforts continue in the development of an updated Comprehensive Plan. Meetings have been held monthly to review the work of our consultants. It is expected that this plan will be ready for review in early 2018.

**Westtown Township Planning Commission**

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Richard Pomerantz – Chairman

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Russell Hatton – Vice-Chairman

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William Etheridge – Secretary

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Elaine Adler

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James Lees, Jr.

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Steven Rodia

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John Embick

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Edward Yost

## Year in Detail:

### January 2017

- Election of new officers
- Discussion of Westtown Woods 15 home development. Key items were access from RT202, Jacqueline Drive traffic and construction of bridge into the development (concrete or stone)
- Marsh Creek proposal for 2 homes on Garden Circle was reviewed and approved.
- 3<sup>rd</sup> and 4<sup>th</sup> meetings for Toll Bros. Crebilly conditional use application held at Rustin High School.
- Comprehensive Task Force meeting

### February 2017

- Discussion and approval of Westtown Woods 15 home development. Key items discussed were additional access for residents of Robins Nest Drive and a rezoning of a part of the property from C-2 to R-2.
- 5<sup>th</sup> meeting for Toll Bros. Crebilly conditional use application held at East High School. The PC made a recommendation of approval subject to 50 stated conditions.
- Hosier lot consolidation – 1556 Marlboro Road
- Comprehensive Task Force meeting

### March 2017

- Kristen Camp appointed as the PC solicitor for Crebilly Conditional use meetings.
- Discussion with representatives from the Chester County Planning Commission on zoning and subdivision ordinance amendments relevant to pipelines and associated above ground facilities
- An informational meeting held with Fran Haney and Gene Blaum from PennDOT
- Comprehensive Task Force meeting

### April 2017

- A discussion with members of the PC on sidewalks in the Township.
- Mr. Jack Embick joined the Commission to complete the unexpired term of Brent Wittig until December 31, 2019
- Comprehensive Task Force meeting

### May 2017

- A discussion with members of the PC on open space and a fee in lieu for the Township.
- 2016 Planning Commission report submitted to Board.
- Comprehensive Task Force meeting

#### June 2017

- No meetings held.

#### July 2017

- Mr. William Ethridge appointed as the Secretary to the Commission after the departure of Chris Patriarca. Discussion with members of the PC on sidewalks in the Township.
- The Historic Resources Map was approved with recommendations.
- A Floodplain regulation ordinance was discussed then tabled for future discussion.

#### August 2017

- The Floodplain ordinance was again reviewed and approved to meet an end of September deadline that might affect homeowners with flood insurance. A discussion with members of the PC on sidewalks in the Township.
- Several zoning hearing board requests on sheds were reviewed and recommendations made.
- The Brewer 2-lot subdivision application was discussed with no action taken.
- PC requested to the BOS that having legal representation at the ordinance language meetings would be helpful.

#### September 2017

- A discussion and review of a list of possible ordinance updates developed by Ms. Adler and Kevin Matson.
- A desire expressed by the PC to hold a joint meeting with the Zoning Hearing Board
- Brewer Subdivision plan approved the along with the two requested waivers.
- Discussion held regarding accessory building and dwellings
- Comprehensive Task Force meeting

### October 2017

- A Joint Discussion of Zoning Ordinance and Subdivision Regulation Updates with members of the Zoning Hearing Board
- Further discussion of Proposed Accessory Structures & AD, especially rentals of such
- Continued Discussion held regarding accessory building and dwellings
- Crebilly conditional use
- Task Force Community meeting at Rustin
- Discussion of bi-directional antennas
- Comprehensive Task Force meeting

### November 2017

- No meetings held.

### December 2017

- A discussion of bi-directional antennas

## **The Plans for 2018**

Much of this list is a continuation of the items from the 2017 report. It is very likely that this list will expand as the year progresses.

- PennDOT meeting to improve communication and understanding
- Completion of the Comprehensive plan
- Development of Township Map
- Development of Master Planning schedule to have all PC members certified by the end of 2019
- Develop policies to maximize the effectiveness of the BOS/PC relationship
- Ordinance updates: referenced items are from the Open Space Plan
  - Accessory building size definition (discussed)
  - Sidewalks (discussed)
  - Open Space clarified (steep slope, storm water management) (reference G1-ST3, G1-ST6, G2-ST2, G2-ST2 of Open Space / Recreation Plan 2013)
  - Signs ordinance approval (being rewritten)
  - Establishment of an Open Space fund, clarification of in lieu of fees (reference G3-ST8 of Open Space / Recreation Plan 2013)
  - Residential chickens (sent to Pa Attorney General)
  - Riparian buffer definition
  - Update parking requirements for multi-family and residential
  - Review and update times and days for development construction
  - Review and make recommendations regarding "operationalizing" the Open Space / Recreation Plan 2013 including but not limited to
    - Prioritizing
    - Funding Strategies
  - Updated parking regulations
  - A landscaping plan for 3 lots or less subdivisions
  - Swimming pool or patio concrete (or other materials) pads required to remain outside of the 25' setback