

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
Wednesday February 6, 2019 – 7:30PM

Present

Commissioners – Planning Commission (PC) member Elaine Adler was not present, all others were present (6-1). Also present was Township Planning Director Will Ethridge.

Call to Order and Pledge of Allegiance

Mr. Pomerantz called the meeting to order at 7:30 PM, Ed McFalls led those present in the Pledge of Allegiance.

Adoption of Agenda (SR/RH) 6-0

One amendment was made. The PC added New Business item #4: *PC Comments on the Draft Comprehensive Plan for Westtown Township*.

Approval of Minutes

Planning Commission Meeting minutes for 1/23/2019, one change was made: “Meg Kyle led those present in the pledge of allegiance.” – **(JL/RH) 5-0** (Kevin Flynn was absent on 1/23/19)

Announcements

- Malvern School Preliminary / Final Development plans will be on the 2/20 PC agenda.
- Mr. Pomerantz asked Mr. Ethridge to request legal counsel for the 2/20 meeting. He also discussed his conversation with the Board regarding a policy the PC would like to have, with the Board’s agreement, regarding the use of legal counsel.

Public Comment – Non Agenda Items

None

Old Business

None

New Business

Westminster Presbyterian Church – request for revision to 2019 Comp Plan Update – Ed McFalls, Bert Rothenberger, Dave Walter

Mr. McFalls summarized the Church’s request to change the Future Land Use designation for the property which surrounds the existing church site from its current designation, which is Neighborhood Conservation, to Mixed Use. He explained that the Mixed Use designation would allow the church the flexibility in the future to explore one or more “Visioning” ideas the Church had recently considered in Chester Co., such as Affordable Housing for seniors. To do this, the current zoning of the property would have to be changed. Without a change to the Future Land Use map, such a zoning change would be considered Spot Zoning, which is prohibited in Westtown Twp. Upon questioning from the PC, Mr. Rothenberger noted that the Church does not currently

have a plan for the property and there is a possibility the property could become home to an expansion of the existing church site.

PC members asked for an explanation of Affordable Housing from the applicants. Mr. Rothenberger explained, the Church's definition includes school teachers, firefighters, entry level workers, essential workers, and senior citizens, and that it is larger than a simple income based definition. He added that they are not tied to apartments, condos, or any specific type of housing.

Mr. Ethridge read aloud the Future Land Use chapter and the meaning of the Mixed Uses designation. All parties were in agreement that a Mixed Use designation would allow the Church to do what it would like to.

The PC offered its support to Westminster Presbyterian Church in their request to the Board of Supervisors to change the future land use map designation for their undeveloped property from Neighborhood Conservation to Mixed Use.

Recommend to BOS (JE/SR) 6-0

Recommended Ordinance Amendments & Code Updates (prioritized) – Mr. Ethridge

Mr. Hatton expressed his pleasure with the layout and design of the document and noted that there are other lists that contain information on projects and ordinance updates that the PC is not aware of. He asked the Twp to consider creating a master list of all projects to assist the PC in prioritizing and potentially eliminating redundancy of effort.

Mr. Pomerantz noted that to his knowledge, the Board did not have a list of its projects to share with the PC and concurred that such a list would be helpful.

Mr. Embick asked Mr. Ethridge to add a title, a creation date, revision dates/version numbers, and page numbers.

Mr. Hatton asked Mr. Ethridge to add creation dates to each task, as well as a column identifying who created the task (the originator) for context and history.

Mr. Pomerantz suggested Mr. Ethridge examine the summer 2017 minutes to determine the status of the Conditional Use Posting requirements work that had been started by his predecessor.

Members asked about the status of the Chicken Keeping Ordinance. Mr. Ethridge noted that the BOS indicated that they would not act on this proposed ordinance.

Members asked Mr. Ethridge to move the re-examination of where Medical Services should be appropriate under the zoning code to a category 2 task.

Mr. Ethridge informed PC members that items 1-4 were in the process of being completed. Members asked Mr. Ethridge to take action on items 5-13 on the list as soon as possible.

Agenda for 2/27 Join PC/BOS meeting

Mr. Pomerantz informed members that the agenda can be as long as necessary so as not to limit themselves on what they would like to discuss with the Board.

Members agreed to discuss communication protocol with the BOS, their initiatives for 2019, access to legal counsel, an update of the 2019 Comprehensive Plan, the potential for having a Board member attend PC meetings periodically, the possibility of having a joint meeting or meetings with other planning commissions, a joint meeting or meetings with other townships and/or the County, reviewing meeting minutes from adjacent townships, discussing the budget for legal counsel, and asking the Board to reconsider the PC's party status to the Westtown School Conditional Use application.

PC Comments on the Draft Comprehensive Plan for Westtown Township

PC members debated the merit of discussing a potential implementation committee with the Board, as well as comparing the version that was forwarded to the Board with the version the Board released to the public.

Public Comment

None

Reports

Mr. Pomerantz summarized his observations of the BOS workshop and meeting.

Adjournment (KF/JE) 6-0

Meeting was adjourned at 9:37 pm.

Next PC Meeting – February 20, 2019, 7:30 pm – Township Building

PC Representative at next Board of Supervisors Meeting: February 19, 2019 – Steve Rodia (primary) and Jim Lees (alternate)

Respectfully submitted,
William Ethridge, Planning Commission Secretary