

WESTTOWN TOWNSHIP PLANNING COMMISSION – SPECIAL MEETING #1 – Toll Bros. CU Application Crebilly Farm II

MEETING MINUTES

Stetson Middle School
1060 Wilmington Pike, Westtown Township
Monday, October 7, 2019 – 7:30PM

Present

Commissioners – Elaine Adler was absent, all other Planning Commission (PC) members were present. Also present was Planning Director, Will Ethridge, Planning Technician, Mila Robinson, and PC Solicitor, Kristin Camp.

Call to Order and Pledge of Allegiance

Mr. Pomerantz called the special meeting to order at 7:40 PM. Mr. Adelman led those present in the Pledge of Allegiance.

New Business

1. **Westtown Township Planning Commission** – Mr. Pomerantz and Mr. Hatton provided some background information on the structure, roles and responsibilities of the PC, planning and development process, previous applications submitted for the Robinson Tract, and reminded those in attendance of the rules of conduct for the special meeting. Kristin Camp, Township Solicitor, explained why there were public meetings for both PC and the BOS in relationship to the Municipal Planning Code (MPC). Public may choose to attend either one to participate.

Mr. Pomerantz emphasized that those interested in party status must attend the BOS meeting scheduled for October 14, 2019 at 7pm at the Township's Administrative Building. He stressed that if anyone received party status during the previous application submission by Toll brothers, must request it again for the new application.

2. **Conditional Use Application for Crebilly Farm** – Mr. Adelman, attorney representing Toll Brothers (Toll), explained the reasons behind the second conditional use application for Crebilly Farm. He stated that due to the most recent zoning amendments that the Township enacted, which in his opinion took away his clients' property rights, they had no choice by submit another application while the first one was still pending the Commonwealth Court decision.

Mr. Adelman shared the revised proposed development plan on the screen and pointed out the differences between two applications, which included the following:

- Addition of collector road - Mr. Adelman noted that even though Toll was not required by the Zoning and SALDO regulations to provide a connector road, they decided to do so with this new submission.
- Because of the added collector road, Mr. Adelman pointed out that the density of the project stayed the same, but the mix between single-family and carriage homes changed. The result was the increase of carriage homes (from 117 previously, down to 135) and decrease of single-family detached homes (from 127 previously, down to 64).
- No change in overall density of the project.
- Revised layout also had relatively the same amount of open space,

approximately 61%.

- Stormwater Management basins had been moved to the western portion of the site and modified.
- Overall proposed layout stayed the same.
- Six-foot wide trail within the development.
- Sewage disposal fields stayed the same with the large two areas in the Northwest and Southeast in corners of development.
- Addition of alternative site accesses.
- Minimized woodlands disturbance.
- No direct access to/from Route 202.
- Street photos were included that were not provided previously.

Nicole Klein, Transportation Engineer with McMahon Associates, presented the findings of the Transportation Impact Study (TIS) completed for the Robinson Tract on behalf of Toll. She emphasized that the goal was to follow PennDOT and Township requirements to evaluate a traffic impact of the proposed development and mitigate future traffic patterns and not to address existing traffic issues surrounding the property. Mrs. Klein went through each intersection and proposed access points to explain their existing functionality, current level of Service (LOS), proposed improvements and any anticipated changes to the LOS. In summary, she stated that there would not be any adverse impact on nearby intersections. Mrs. Klein made a point that with the completed Orvis Way and proposed connector road, there would be reduction in traffic impact on adjacent roadways. She also noted that the TIS was provided to PennDOT for review and comment.

Mr. Flynn asked whether the new proposal included any improvements to the intersection of Rt. 202 and Rt. 926. Mr. Adelman responded that it did not.

Mr. Pomerantz raised a question about the reason the collector road was not included in the first application. Mr. Adelman responded that there were different strategies to mitigate the traffic impacts and Toll was not required to provide a collector road.

Mr. Lees pointed out that Orvis Way is a very steep road that was not designed to handle additional traffic and winter conditions. Mrs. Klein responded that the Township proposed it.

Mr. Rodia expressed his opinion that the objective of the collector road was to collect traffic; however, the location of the collector road seemed to serve the proposed development and not to reduce traffic on Rt. 202. Mrs. Klein responded that it was designed just as the Township proposed it.

Mr. Lees asked Mrs. Klein to confirm that there would be no major off-site transportation improvements in conjunction with proposed development. Mrs. Klein agreed.

Mr. Embick asked whether the environmental impact of the proposed development had been evaluated as a part of the TIS. Mrs. Klein responded that it was not required by PennDOT.

Al Federico, Township's Transportation Engineer, raised some concerns regarding the validity of data used for the TIS, PennDOT's requirements to evaluate pedestrian and bicycle modes that were not included in the submitted TIS, and the fact that PennDOT might request the applicant to obtain left turn lanes.

Public Comment

The following concerns were raised by the public:

- Amount of traffic generated by the proposed development – Multiple public comments

regarding the validity of the TIS and traffic counts. Several residents asked the Township to look into that in more detail before making the decision. Noted traffic concerns:

- More housing units equals more traffic.
- Traffic counts were collected in August 2019 when the schools were closed for the summer; thus, the results would likely be different. Mrs. Klein emphasized that Toll did what the Township required – collect traffic counts any time between April and November.
- Safety issues related to school bus stops along the collector road. Mr. Adelman explained that the roadway would be offered to the Township for dedication. Mr. Scanlon, WCASD Superintendent, confirmed that the preference for bus stops was not to go inside the neighborhoods.
- Safety issues related to emergency response and on-street parking.
- Stormwater runoff from the proposed development and its impact on nearby communities.
- Preservation of historic structures on the Crebilly Farm and Toll's plans for those.
 - Mr. Adelman confirmed that some structures will be demolished and some will be converted into community spaces to serve the development
- Environmental impact on nearby streams.

Adjournment

Meeting was adjourned at 10:35 pm.

Next PC Special Meeting – October 21, 2019, 7:30 pm – Stetson Middle School

Respectfully submitted,
William Ethridge, Planning Commission Secretary