

# WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Stokes Assembly Hall  
1039 Wilmington Pike, Westtown Township  
Wednesday, October 9, 2019 – 7:30PM

## **Present**

Commissioners – Planning Commission (PC) members Elaine Adler, Steve Rodia and Russ Hatton were absent, all others were present. Also present was Planning Director, Will Ethridge, PC Solicitor, Kristin Camp, and Township consultant, John Snook.

## **Call to Order and Pledge of Allegiance**

Mr. Embick called the meeting to order at 7:30 PM and lead those present in the Pledge of Allegiance. Due to personal commitments, Mr. Pomerantz arrived at 8:00 PM, thanked Mr. Embick for standing in for him and chaired the rest of the meeting.

## **Adoption of Agenda (DP/JE) 4-0**

No changes were made.

## **Approval of Minutes (JE/JL) 4-0**

No changes were made.

## **Announcements**

- Bournelyf Special Camp ZHB application was approved.

## **Public Comment – Non Agenda Items**

None

## **New Business**

1. **DiBartolomeo Accessory Dwelling Unit application** – Mr. Bartolomeo, 1078 Powderhorn Dr, had some questions to the PC regarding his application to build an accessory dwelling unit for his parents. He pointed out that the only appropriate area on the property for that dwelling unit had 25% slopes present and he was not sure whether these were manmade. He noted that the total finished square footage of the house was approximately 3,200. Will Ethridge confirmed that the maximum allowable size of any accessory dwelling unit would be 1,200 square feet. Mr. Flynn asked if the applicant had obtained a permit for finishing the basement. Mr. Bartolomeo responded that it was done prior to him owning the house. Mr. Ethridge confirmed that if there was no permit issued for the basement, then the basement should not be added into total area calculations.

Mr. Embick recommended Mr. DiBartolomeo look into recently amended area and bulk regulations in the accessory dwelling unit ordinance. He also noted the recent change to the ordinance regarding the conversion of those units into rental space, where at least one family member would be required to reside on the property. He proposed that the Township staff looked into the steep slope issue and provided some feedback to the applicant. Mrs. Camp recommended the applicant look at aerial photographs over time to see if there was any difference in slopes.

Mr. Flynn asked the applicant if he had support from his neighbors. Mr. Bartolomeo responded that he thought he did. Mr. Flynn recommended he collect that support in

writing to support his application.

Mr. Flynn raised a question about how the dwelling unit would be serviced. The applicants proposed to have private water and septic that were currently servicing the main house.

PC also clarified that the applicant would need a stormwater management plan because of additional impervious coverage.

Mr. Embick summarized the discussion regarding the application including some concerns that had to be addressed, and he recommended Mr. DiBartolomeo work with Mr. Ethridge to complete the application.

2. **Toll Bros. Crebilly Farm Application (Crebilly II)** – Mrs. Camp provided a summary of the application process and confirmed that the applicant granted the Township an extension for the first BOS hearing to be held at Rustin High School at later date in November. She recommended to the PC to review their prior recommendations provided to the applicant on the first application and put together discussion points for the October 21 meeting as to whether or not any of those concerns had been incorporated into the second application along with any additional concerns.

PC members expressed their concerns regarding notifying public. Mr. Ethridge explained that a public notice would be advertised in the Daily Local, ten notices would be posted along the perimeter of the Crebilly Farm property, and the same notices would be mailed out to any property owners within 500 feet of Crebilly Farm.

PC had a discussion regarding the format of future Crebilly meetings and the necessity of Township consultants' attendance. Mr. Ethridge summarized who had already provided comment letters to the Township in response to the proposed development. PC members discussed the best way to move through the review process while providing accurate information to the public while avoiding repeating the concerns that were raised during the previous application.

### **Old Business**

None

### **Public Comment**

None

### **Reports**

Mr. Embick summarized his observations of the BOS meeting for 09/16/2019.

### **Adjournment (KF/JL) 4-0**

Meeting was adjourned at 9:35 pm.

Next PC Meeting:

October 21, 2019, 7:30 pm – Stetson MS

October 23, 2019, 7:30 pm – Township Bldg

PC Representative at next Board of Supervisors Meeting: (No one will attend, as the 2<sup>nd</sup> Crebilly PC meeting will be held on the same night)

Respectfully submitted,  
William Ethridge, Planning Commission Secretary