

# WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Stokes Assembly Hall  
1039 Wilmington Pike, Westtown Township  
Wednesday, January 22, 2020 – 7:30PM

## **Present**

Commissioners – All Planning Commission (PC) members were present. Also, present was Planning Director, Will Ethridge.

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

Mr. Hatton called the meeting to order at 7:30 PM and led those present in the Pledge of Allegiance.

## **Adoption of Agenda (JL/SR) 5-0**

No changes were made.

## **Approval of Minutes (SR/JL) 5-0**

The Planning Commission Meeting minutes of 01/08/2020 were approved.

## **Announcements**

- The Board has reappointed Jack Embick to the PC.
- PC requested Will Ethridge to let the Board know that they would like to have an opportunity to interview the candidates for a vacant PC seat.
- The second hearing for the Conditional Use for Toll Bros. Crebilly Farm II development is scheduled for January 30 at 6:00PM at Rustin High School. Mr. Hatton announced that Toll Bros. was in the process of presenting a new alternative plan, which might address several recommendations provided by the PC.

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

- Member of a Boys Scout troupe, Peter Gaffney, was present at the meeting to learn about community and local government.

## **Old Business**

1. Update of Prioritized List of Ordinance/Code Proposed Changes and Status Update – Will Ethridge presented an updated list of proposed ordinance changes and their status that the PC had been working on for several years. The main changes included:
  - a. The Board authorized Act 247 review for the sign ordinance amendments.
  - b. The Board adopted ordinances pertaining to new accessory structure setbacks and conversion of accessory dwelling units into rentals by special exception in 2019.
  - c. The proposed amendments to a bidirectional antenna ordinance are on the list of priorities for 2020.
  - d. The false alarms ordinance amendments, including update definitions and update of the fee schedule, are in front of the Board for consideration.

Mr. Hatton reminded to the PC that the Comprehensive Plan included recommendations that might need to be added to the list.

Mrs. Adler expressed her concern regarding the lack of driveway regulations applicable

to existing properties. She noted that the subdivision ordinance was the only regulation in place to address those, which only applied to newly-build properties. Mr. Ethridge confirmed that the only requirement for the change of driveways currently in place was to be at least 5 feet off the property line. Mr. Hatton requested Mr. Ethridge to research on that.

**New Business**

None

**Public Comment**

None

**Reports**

Mr. Rodia summarized his observations of the BOS meeting for 01/21/20.

**Adjournment (WE/KF) 5-0**

Meeting was adjourned at 8:05 pm.

Next PC Meeting:

February 5, 2020, 7:30 pm – Township Bldg

PC Representative at next Board of Supervisors Meeting:

February 3, 2020 – Elaine Adler/Russ Hatton

Respectfully submitted,  
William Ethridge,  
Planning Commission Secretary