

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
Wednesday, February 5, 2020 – 7:30PM

Present

Commissioners – All Planning Commission (PC) members were present. Also, present were Gregg Adelman, Toll Bros. solicitor, Kristin Camp, PC solicitor, and Planning Director, Will Ethridge.

Call to Order and Pledge of Allegiance

Mr. Hatton called the meeting to order at 7:32 PM and led those present in the Pledge of Allegiance.

Adoption of Agenda (JL/JE) 6-0

The following changes were made:

- Nomination of a Vice Chair for the PC added under Old Business
- Changes to the order of agenda items with Reports moved prior to New Business

Approval of Minutes (KF/EA) 5-0 (JE did not vote as he was not a member on 1/22)

The Planning Commission Meeting minutes of 01/22/2020 were approved with one change:

- Jack Embick was reappointed to the PC on February 4, 2020

Announcements

None

Public Comment – Non Agenda Items

None

Old Business

1. Nomination for Commission Vice Chair – Jack Embick **(SR/KF) 5-0**

Reports

Mr. Hatton summarized his observations of the BOS meeting for 02/03/20

New Business

1. **2019-01 Toll Brothers-Crebilly Farm II CU Application - supplemental materials**

Mr. Hatton announced that Toll Bros had submitted three new documents to the PC: Subdivision and Land Development (SALDO) waiver requests, response to the PC recommendations, and a new concept plan. Mr. Hatton noted that the PC would not review the waiver requests because of the pending land development application. He reminded that the next Crebilly II Conditional Use (CU) Hearing with the BOS was on March 25, 2020.

Mr. Flynn asked if the concept plan was being treated as a new plan. Mr. Hatton responded that it was an iterative process.

Gregg Adelman explained that after reviewing the PC recommendations, Toll Bros. had come up with an alternate conceptual layout, which if the BOS sees fit to adopt, would be acceptable to move forward with an approved CU complying with those recommendations. He believed a new concept plan was consistent with Toll Bros. response letter.

Mr. Adelman explained that Toll Bros. was requesting the Township, and its consultants, to review the alternate conceptual plan and request for waivers, and to provide their feedback. He emphasized the importance of approval of SALDO waivers to implement the conceptual plan. He noted that that plan did not replace the plan that was already under the review, and was not necessarily in accord with what Toll believed the ordinance required; however, Toll had taken the PC recommendations in attempt to create what the PC believed to be a better plan. Mr. Adelman affirmed that for now, Toll would proceed with the pending CU application.

Mrs. Camp asked whether Mr. Adelman expected the BOS to make decisions on the SALDO waiver requests during the CU review. Mr. Adelman agreed that it was not a general standard operating procedure, but confirmed that there would have to be an affirmation that the waivers would be granted, subject to engineering, as part of the process. He stressed that the changes requested by the PC could not be implemented without the approved waivers.

Mr. Embick asked about the status of the first Toll Bros. Crebilly CU application. Mr. Adelman confirmed that no party appealed to the Supreme Court; therefore, there was no continuation with that process.

Mr. Adelman went through the letter of the PC recommendations and provided explanations to some of Toll's responses. The most noted comments were:

- Toll Bros. will meet with PennDOT, Westtown and Thornbury Townships to go over proposed roadway improvements and PennDOT's requirements. The meeting minutes will be documented.
- There are no restrictions against potential subdivision of the two existing properties owned by the Robinsons. However, because cluster development does not permit any further additional density, no more houses can be built, it is unlikely that they will be subdivided into empty lots.
- The new concept plan proposes to move lots as much as 600 feet to the east in an effort to address the concerns related to the preservation of the Brandywine Battlefield Swath.
- The existing stable will be retained and repurposed as part of a new plan.
- To be able to move the lots further east, connection to public sewer was necessary. The BOS would have to designate the property to be in the public sewer service area and amend the Township's Act 537 Wastewater Management Plan.
- The proposal included buffering landscaping around the perimeter of the development.
- The new plan included the relocation of the Westtown Inn from the southeast corner of the property, to the northeast to accommodate intersection improvements while retaining the historic structure. That would require its own approval process that Toll is willing to go through. The historic structure was suggested to be used as an office or a meeting space and to be maintained in perpetuity. The relocation site is approximate at this time.
- There are no additional improvements proposed for the intersection of Rt.926 and S New St, except the right-hand turn lane westbound on Rt.926 that is a subject to approval from PennDOT.
- New traffic signals were proposed for Rt.926 and the proposed Collector Rd and Bridlewood Blvd. All traffic signals along that portion of Rt.926 will be coordinated.
- PennDOT has the permitting authority to make a decision on needed road

improvements, including left turn lanes along Rt. 926.

- No traffic calming measures are proposed to be implemented along Bridlewood Blvd.
- Walking trails are proposed throughout the development for better pedestrian connection.
- Public parking is proposed for access to walking trails.
- Sidewalks are proposed on one side of the newly built streets.
- Toll Bros. is open to allow a third party to conduct an archaeological survey within the designated 80 acres of open space.
- The following existing structures are to be preserved: the chapel, the springhouse and the old barn. The serpentine house and the building associated with it will be retained by the current owner.
- The JQ Taylor tenant house is to be demolished.
- The applicant is willing to consider the potential stream restoration project.
- No deer management plan will be developed.
- Potential equestrian access on the western side of the property can be accommodated.

Public Comment

1. *Q: When you move Westtown Inn, are you going to move it far enough away that PennDOT can add the extra lanes to allow for proper cross traffic?*

- [Mr. Adelman] Yes, PennDOT will be able to do it now with the Inn's current location, but moving it would probably make it a lot easier for completing roadway improvements. PennDOT's current plan for turn lanes and widening will require a retaining wall, the need for which can be eliminated if the Inn is to be relocated.

2. *Q: How much easement would you need to add left turn lanes on RT. 926 and New St?*

- [Mr. Adelman] Based on preliminary diagrams, there are multiple properties that would be necessary to acquire additional right of way, approximately 5 - 10 feet or more to be able to not only construct the lanes but also for temporary easements to tie things back and grading and all of those things.

Adjournment (WE/KF) 5-0

Meeting was adjourned at 8:05 pm.

Next PC Meeting:

February 19, 2020, 7:30 pm – Township Bldg

PC Representative at next Board of Supervisors Meeting:

February 18, 2020 – Jack Embick

Respectfully submitted,

William Ethridge,

Planning Commission Secretary