

# WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Stokes Assembly Hall  
1039 Wilmington Pike, Westtown Township  
Wednesday, February 19, 2020 – 7:30PM

## **Present**

Commissioners – Planning Commission (PC) member, Steve Rodia, was absent, all others were present. Also, present were Gregg Adelman, Toll Bros. solicitor, Nicole Kline, Toll Bros. Traffic Consultant, Al Federico, Township Traffic Consultant, Kristin Camp, PC solicitor, John Snook, Township Planning Consultant, Mark Gross, Director of Public Works and 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/JE) 5-0**

No changes were made.

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

The Planning Commission Meeting minutes of 02/05/2020 were approved.

## **Announcements**

- The ZHB application for a setback variance for an accessory structure is scheduled for March 4, 2020 PC meeting.
- There is another pending application for the ZHB.

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

- Kevin Flynn expressed his gratitude to those in attendance participating in the review process of the Toll CU application.

## **New Business**

None

## **Old Business**

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

Gregg Adelman, Toll Bros. solicitor, summarized that Toll had received several comments from the Township's consultants in relevance to a new concept plan. The Alternative plan depicted pedestrian connectivity, equestrian routes, and snow deposit locations that were requested by the PC, and the minutes from the meeting with the Township's Public Works Director, Mark Gross. He also noted that Toll had attended a meeting with PennDOT and the Township to discuss the proposed road improvements.

Mr. Adelman referred to an updated trail plan, which depicted sidewalks along one side of the roadway, the meandering trail along the collector road and throughout the Brandywine Battlefield Swath area, the pedestrian connection to the corner of Routes 202 and 926, equestrian crossings, connection to the Arborview crosswalk on W Pleasant Grove Rd and other pedestrian connectivity features. He confirmed trail crossings were not proposed at Route 926 due to various reasons and some of the paths would be unpaved. Main concerns raised by the PC were:

- Ownership and maintenance of proposed trails. Mr. Adelman noted that the Township would generally own and maintain those; however, it could be an HOA's responsibility and a part of its annual budget.
- Additional parking for trails near the corner of W. Pleasant Grove Rd and S. New St.
- Mr. Embick asked what other disruption is planned for the green area depicted on the map other than traffic. Mr. Adelman responded that stormwater basins would be placed in that area.
- Mr. Embick commented that he would like the PC to recommend that an impact study be conducted to determine what effect, if any, the proposed development would have on the constitutionally protected air, water, scenic, historical, natural, and aesthetic value of the land.

Mr. Adelman summarized the meeting with public works, including a concern regarding cul-de-sac roadways and designated snow disposal areas. He believed that during the land development process the placement of the proposed housing units could be reconfigured to allow for a direct snow disposal at the end of the cul-de-sac. Other discussion items included 90-degree bends provided they were stop controlled, parking only on one side of the road and all the roads be snow emergency routes, which Toll was agreeable to.

**Public Questions:**

*Q1: In case of an emergency where you have to remove your car from the road, what is the length of the driveway, especially in the sections where the houses are smaller? Are there any additional parking spaces?*

Mr. Adelman: Every home in the community will have a minimum of four spaces: two in the garage, two in the driveway. Two cars could be parked side by side, or the length of the driveway is long enough to accommodate two cars front to back. An additional overflow parking could be used at the two clubhouses, and a proposed parking area in the northeastern portion of the property, just south of the Westminster Presbyterian Church.

*Q2: And how are you going to keep the people coming from Rt. 926 cut through the collector road to avoid Route 202?*

Mr. Adelman: The Township is encouraging that traffic movement right through the collector road.

Mr. Adelman provided a brief summary of the meeting with PennDOT:

- Improvements to Rt. 202/926 intersection are scheduled for 2021-2022 by PennDOT.
- PennDOT is insistent on the location of the collector road at intersection with Rt. 926 as depicted on the proposed plan. They will not approve any other location.
- Thornbury Township will not permit through traffic from the collector road to Bridlewood Blvd.
- PennDOT is insistent on having two left-turn lanes going east and west along Rt. 926 at the intersection with New St. Additional right-of-way is needed on Thornbury Township side. Toll will submit the design plan for review.
- PennDOT did not request or require any left turn lanes going north/south on New St.
- Signal timing and optimization between the intersections along Rt. 926
- Potential traffic calming measures along W Pleasant Grove Rd.
- PennDOT expressed concerns about turn lanes between Orvis Wy. and the collector road accessing the Crebilly property. Further discussion on that approach.
- Easement area for the church to connect to the collector road.

**Public Questions:**

*Q1: Do you have any idea how much right-of-away you would need from the southbound side of Thornbury Township in order to put those turn lanes in? In addition, is there any statute that says how long a left turn lane has to be minimum?*

Mr. Adelman: PennDOT and the Township have to review and approve the design to determine the impact. The length of lanes is based on PennDOT regulations and calculations.

*Q2: Where the Pleasant Grove Rd really narrows at Hidden Pond subdivision, how many trees would you anticipate having to take down to widen that to make it safe?*

Mr. Adelman: We are only widening along our frontage and to the extent, there are trees that are interfering with that, they would have to be removed.

*Q3: How can we mitigate the traffic impact on Rt. 926?*

Mrs. Kline: That is why PennDOT is so adamant at having dedicated left-turn lanes along Rt. 926 to mitigate the existing condition.

*Q4: I hear the traffic report was done; however, is there a process where the Township engineer appealing certain parts of it?*

Mr. Federico: The process is the report is submitted, reviewed, and revised until the parties come to an agreement.

Mr. Snook provided a summary of his concerns previously presented to the PC about open space and scenic resources, trails and historic resources:

- Recommendation that the proposed loops on the western side of the tract to be connected to create a true perimeter connection. He suggested that Toll offer to the Township the right-of-way and let the Township conduct the permitting process to complete those links.
- Recommendation for major pedestrian routes, all along the connector road and wherever possible to complete the loop, to be paved.
- Adaptive reuse of Westtown Inn, its relocation and accessibility.
- Potential preservation of the scale house.
- Preservation of Manor House building is critical to the National register eligibility of the Crebilly Farm property.
- Archaeological survey is recommended

Mr. Adelman confirmed that Toll was still obligated as part of the CU hearing testimony to prove that the plan that was currently pending before the BOS complies with the objective and applicable ordinance requirements. He noted that it was up to the BOS to make their determination whether they agreed or did not agree or if conditions would be imposed.

The PC decided to table the discussion regarding the waiver requests until the next meeting.

## **Public Comment**

### **Reports**

Mr. Embick summarized his observations of the BOS meeting for 02/18/20.

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

Meeting was adjourned at 8:05 pm.

Next PC Meeting:

March 4, 2020, 7:30 pm – Township Bldg

PC Representative at next Board of Supervisors Meeting:

March 2, 2020 – Kevin Flynn/Steve Rodia

Respectfully submitted,

William Ethridge,

Planning Commission Secretary