

Memo

To: Westtown Planning Commission

From: Maggie Dobbs, AICP, Director of Planning & Zoning

Date: September 3, 2021

Re: Stokes Estate Conditional Use Application

The applicant, Fox Clearing, LLC, has submitted a revised Conditional Use application for the Stokes Estate dated August 31, 2021. The application includes: revised conditional use site plans, revised conservation plans, a revised stormwater management report, photo exhibit, and response letters to the initial Township and consultant review letters. The Board of Supervisors previously approved a resolution for the Sewage Facilities Planning Module which is currently under review by the PA DEP.

The revised plans differ slightly from the original plans in the road layout, but remains the proposed number of houses at 68. The revised plans eliminate the western cul-de-sac and creates a single road connection with a small elbow bend with a landscape “eyebrow”. The revised plans better show how the open space is calculated, what management type is being proposed for each open space area, and designates the areas used in calculating the base/minimum open space versus the bonus open space areas. The revised plans also propose an “alternative site plan” that retains the existing farmhouse as part of the overall development. Given the density bonuses provided in the zoning code for retaining an historic structure, the number of lots proposed in that alternative is increased to 70 housing units (including the farmhouse).

Previously, the applicant had granted a time extension to October 4, 2021 which would require the Planning Commission to provide a recommendation on the plan no later than its September 22 meeting. A request has been made to the applicant for an additional time extension to grant the Planning Commission more time to review the plans and receive new review letters from consultants prior to drafting a recommendation with conditions. If an extension is not granted, the PC should be prepared to vote on a recommendation for denial or approval with conditions at the September 22 meeting. No action is needed at the September 8 meeting.