



March 30, 2023

via Hand-Delivery and Email

Mila Carter  
Director of Planning and Zoning/Assistant Township Manager  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382  
lcarter@westtown.org

Re: Westtown School – 975 Westtown Road  
Revised Conditional Use Application Materials – Athletic Field Lighting

Dear Mila:

As you know, this firm represents Westtown School (“Applicant”), the owner of approximately 579.61 acres of land located at 975 Westtown Road in Westtown Township, within the A/C Agricultural Cluster Residential District, which is further identified as UPI Nos. 67-2-19, 67-2-24, 67-2-24.2, 67-2-25, 67-2-25.1, 67-2-25.2, 67-2-25.3 and 67-5-27 (“Property”).<sup>1</sup> Applicant submitted a conditional use application (“Application”) on March 17, 2023 for the introduction of permanent exterior lighting for athletic events pursuant to § 170-1514.D.(5). Applicant herein provides amended plans and documents reflecting the proposed illumination of one athletic field in accordance with § 170-1514.D.(5)(e)[12].

Enclosed in connection with the Conditional Use Application are the following revised materials:

1. Twelve (12) copies of a Site Plan, prepared by ELA Group, Inc., dated March 28, 2023 (3 sheets);
2. Twelve (12) copies of an Athletic Field Lighting Plan (including an Environmental Glare Impact plan), prepared by Musco Lighting, dated March 28, 2023; and
3. Twelve (12) copies of a Westtown School Oak Lane Turf Fields Transportation Operational Analysis – Amendment #1, prepared by Traffic Planning and Design, Inc., dated March 29, 2023.

Electronic copies of the revised Application materials will be delivered via email.

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<sup>1</sup> Approximately 113.55 acres of the Property is leased for farming.

Mila Carter  
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Please forward the Application and enclosed documents for review by the Township consultants, Planning Commission and Board of Supervisors. We anticipate this matter will be reviewed by the Township Planning Commission on April 19, 2023, and a hearing will follow before the Board of Supervisors on May 9, 2023. It is my understanding that the Township handles all applicable notice requirements. If that is not the case, please let us know and we will make appropriate arrangements.

As always, please feel free to contact us with questions. Thank you for your attention to this matter.

Very truly yours,



GINA M. GERBER

GMG/

Enclosures

cc: Kate Donnelly (via email, w/encl.)  
Chris Benbow (via email, w/encl.)  
Mich Canuso-Bedesem (via email, w/encl.)  
Jason Best (via email, w/encl.)  
Alex Meitzler (via email, w/encl.)  
Mike Rufo (via email, w/ encl.)  
John Fitzgerald (via email, w/encl.)  
Louis J. Colagreco, Jr., Esq. (via email, w/ encl.)