



# WESTTOWN TOWNSHIP

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April 14, 2023

VIA EMAIL

Kate Donnelly  
Westtown School  
975 Westtown Road  
West Chester, PA 19382

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

Dear Ms. Donnelly:

The Township is in receipt of the Westtown School Athletic Field Lighting conditional use application on March 17, 2023. This application calls for the introduction of permanent exterior lighting for athletic events on a tax parcel, which is a part of the Westtown School property, as permitted by conditional use under Section 170-1514.D(5) of the Westtown Township Zoning Ordinance. The proposed permanent lighting will be located on a parcel identified as 67-5-27.

The purpose of this review is for the Township to determine the overall completeness of the application prior to commencing the conditional use process as outlined under Chapter 170 of the Westtown Township Code. The following items were included in the submission received on March 17, 2023:

1. Conditional Use Application form dated March 14, 2023;
2. Conditional Use Application Narrative prepared by ELA Group, Inc.;
3. Stormwater Management Narrative for Conditional Use Application prepared by ELA Group, Inc.;
4. Athletic Field Lighting Plan prepared by Musco Lighting dated September 22, 2022;
5. Parking Area Lighting Plan prepared by Josh Geiger dated December 19, 2022;
6. Westtown School Oak Lane Turf Fields Transportation Operational Analysis prepared by Traffic Planning and Design, Inc. dated March 14, 2023;
7. Noise Survey prepared by Everbach Acoustics Consulting dated January 26, 2023;
8. Overall Site Plan (sheets 1-3) prepared by ELA Group, Inc. dated March 14, 2023.

During the review of submitted materials above, it was noted that the applicant proposed to install permanent sports lighting for two playing fields and not one as permitted by §170-1514.D(5)[12]. The applicant agreed to revise the application and supplemental materials to comply with said requirement. Therefore, the following items were resubmitted by the applicant on March 30, 2023:

9. Westtown School Oak Lane Turf Fields Transportation Operational Analysis – Amendment #1 prepared by Traffic Planning and Design, Inc. dated March 29, 2023;
10. Overall Site Plan (sheets 1-3) prepared by ELA Group, Inc. dated March 28, 2023;
11. Athletic Field Lighting Plan prepared by Musco Lighting dated March 28, 2023.

The property, subject to this application, is located at the corner of E Street Road and Shady Grove Way with E Street Road running along its southern border, Shady Grove Road along the eastern border, Westtown Road along the western portion, and Oak Lane, which is a private roadway, along the northern boundary. The property consists of 195 acres in the A/C Agricultural/Cluster Zoning District and is improved with several buildings, parking lots, athletic fields, agricultural fields and greenhouses, and farmer's market. The applicant proposes several improvements to existing athletic fields and campus facilities as a part of the Oak Lane Project, including an introduction of permanent field lighting to support synthetic turf multi-purpose field accommodating soccer, lacrosse, and field hockey that is a subject to the conditional use application.

Please be advised that the Township has reviewed your application for compliance with Conditional Use submission requirements as per 170-2009 Conditional Uses and 170-1514 Outdoor Lighting pertaining to proposed permanent lighting of one athletic field. The Township considers your application substantially complete; however, there are certain items to be addressed, which are described in detail below:

1. §170-2009.B(3)(d) requires the application to include sufficient information to preliminary determine compliance with the Township natural feature, site analysis, conservation design process (if applicable) and density requirements.

**Although several details are included with the application submission, the applicant shall review the extent of outstanding items and address those as appropriate.**

2. §170-2009.B(4) requires the scale of the Site Plan to be one inch to 50 feet.

**Please let the Township know if this requirement cannot be met for plan sheets that do not depict entirety of the parcel subject to this application.**

3. §170-2009.B(6) requires the site plan to show the applicant's intentions with regard to several requirements.

**Although several requirements are included on the submitted Site Plan, the applicant shall review the outstanding items and address those as appropriate.**

4. §170-2009.B(7) requires the applicant to include site analysis and the conservation design process (§170-1617).

**The compliance with the conservation design process will be required at the time of land development submission. The applicant may choose to address this requirement during the conditional use process.**

5. §170-1514.D(5)(e)[5] requires the sports lighting system to only be energized in conjunction with any of the events listed in said section.

**The applicant shall confirm that proposed permanent lighting be utilized only for events as specified in the requirements.**

6. §170-1514.D(5)(e)[6] restricts the utilization of the sports lighting system for a recreational or athletic sporting event, including soccer, field hockey, lacrosse.

**The applicant shall confirm that proposed lighting system will be in compliance with these restrictions.**

7. 170-1514.D(5)(e)[9] provides maximum luminance permitted for any light source including scoreboards.

**The applicant shall provide lighting details for proposed scoreboards.**

Please address items as applicable listed above. If you have any further questions, please feel free to contact me.

Sincerely,



Liudmila Carter, Director of Planning and Zoning

Cc: Jon Altshul, Township Manager (via email)  
Patrick McKenna, Esq., Township Solicitor (via email)  
Kate Donnelly, Westtown School (via email)  
Gina Gerber., Esq. (via email)