

**TOWNSHIP OF WEST PIKELAND
PLANNING COMMISSION
BUSINESS SESSION
April 13, 2015**

ATTENDING:

PLANNING COMMISSION

Tom Dinan, Vice-Chair
Sean O'Neill, Secretary
Todd Majors
Bill Normoyle
Tom Nowlan
Albert Wachsmuth

TOWNSHIP PERSONNEL

Vincent M. Visoskas, Township Manager

Vice-Chairman Dinan called the meeting to order at 7 PM at the Township Building.

MINUTES – March 9, 2015

Mr. Normoyle motioned to accept the minutes as presented. Mr. Majors seconded and the motion passed unanimously.

PERSONS WISHING TO BE HEARD

No members of the public were present at the meeting wishing to be heard on other than agenda items.

SUBDIVISIONS / LAND DEVELOPMENTS

ACMEC Land Development Plan – 1459 Conestoga Road

Sriram represented the applicant and his engineer was Patrick Spellman of Yerkes Associates. The proposal calls for constructing a 608 sq. ft. worship building, associated parking spaces and stormwater management. Mr. Visoskas noted that the application is required to comply with the Conditional Use Order of the Board of Supervisors, the Special Exception Decision of the Zoning Hearing Board, the Township's Subdivision & Land Development Ordinance, Stormwater Ordinance, Outdoor Lighting Requirements, and deed restrictions placed on the property. He further noted that the existing driveway is considered outside the scope of review for this application.

The application has been provided to the County Planning Commission, County Health Department, and Township Engineer for their review. The Township Engineer's review letter was received, dated April 10, 2015. The County Planning Commission review was received dated April 1, 2015. Mr. Spellman went over the Township Engineer's comments with the members.

Mr. Dinan asked whether the curbing shown in the parking lot is shown within the deed restricted area of the property. Mr. Spellman stated that it would be moved should it

be located within the deed restricted area. Mr. O'Neill questioned the landscaping requirements. It was noted that lighting plan must show all existing lighting that will remain (and not just the proposed lighting). Mr. Dinan stated that the plan shows a fill area over the existing septic system area. Mr. Spellman stated that it would be revised. Mr. Nowlan questioned that if the area of disturbance shown on the plan was coupled with the improvements previously constructed (support building, gazebo, walkway, and gravel turnaround) would the plan then require review by the County Conservation District by disturbance of greater than one acre. Mr. Visoskas stated that he would request that the Township Engineer provide an opinion on this matter. Mr. Dinan asked if the zoning for the site, Conditional Use Order, Zoning Hearing Board Decision, or Court Stipulation would govern the ability of a caretaker to reside in the old farmhouse now used as a support building with restrooms. Mr. Visoskas stated that he would request that the Township Solicitor provide an opinion on this matter. Ms. Deberardinis, 935 Skyline Drive, asked about the status of the site improvements that were completed without the required permissions from the Township. Mr. Visoskas stated that the lighting issue and stormwater management requirements for the impervious coverage will be required to be addressed as part of this land development application. Ms. Deberardinis stated that the original special exception had a condition that prohibits overnight stays. Sriram stated that there is no "rector" for the temple, but that the occasional use of the home by visiting worshippers was akin to a typical church rectory usage. The Township Building & Codes Official has approved the new concrete slab in the old farmhouse garage. The Township Engineer and the Township Solicitor will provide opinions on the gravel emergency vehicle turnaround. Mr. Visoskas noted that a site visit has been scheduled for April 21, 2015 at 6 PM and that remaining issues will be addressed at the next Planning Commission meeting.

Landis Final Subdivision Plan – Village Lane

The project consists of the subdivision of two parcels of 29 acres into 5 additional building lots. Mr. David Malman, Esq. represented the owner and Mr. Joe Ippolito, Equitable Owner was present. Mr. Visoskas noted that the application has not yet been deemed complete for submittal as the Erosion & Sedimentation Control Plans have not been received. The final plans have been submitted under the previous Zoning and Subdivision Ordinances, but must comply with the current Stormwater Management Ordinance. Mr. Malman provided an overview of the plan and showed the minor revisions that are proposed since the preliminary plans. The stormwater basin previously planned has been eliminated in favor of on lot recharge facilities. The trail and conservation easement previously proposed are being retained.

Anselma Mill Sketch Land Development Plan – 1730 Conestoga Road

The project consists of the installation of an education pavilion, restrooms, parking, an access drive, and stormwater management. Mr. Pete Kaplan, Chair, Board of Trustees and Lisa D'Andrea, P.E., Medveczky Associates represented the application. They discussed their proposal with the Planning Commission. The members suggested that the applicant proceed to a formal land development plan. Ms. D'Andrea indicated that they may need to seek a waiver relating to the stormwater management due to the wet soils on

the site. The Planning Commission encouraged the applicant to investigate the use of rain gardens or similar facilities for this site.

West Pikeland Township Subdivision – 803 Walnut Lane

The project consists of the consolidation of 4 parcels into two - 62 acres for parkland use and 5 acres for municipal use. Mr. Visoskas presented the application to the Planning Commission.

Mr. Normoyle moved to recommend Conditional Approval to the Board of Supervisors pending receipt of the Chester County Planning Commission Act 247 Review. Mr. Majors seconded and the motion passed unanimously.

BUSINESS

Wireless Facilities Ordinance

Mr. Visoskas noted that the Planning Commission's previous comments have been addressed. He will discuss with Kim Venzie, Esq. the proposed overlay zone and provide a map to the Commission.

Owner Initiated Zoning Change Proposal – Secondary Dwelling Units for Property Managers

The Board of Supervisors has adopted the Ordinance at their March meeting.

ANNOUNCEMENTS

The next meeting of the Planning Commission is tentatively scheduled for Monday, May 11th at 7:00 PM.

ADJOURNMENT

There being no further business, Mr. Dinan moved to adjourn the meeting. Mr. Normoyle seconded the motion. Vice-Chairman Dinan adjourned the meeting at 8:22 PM.

Respectfully submitted,

Sean O'Neill, Secretary

SAO/vmv