



WILLISTOWN TOWNSHIP
Planning Commission Meeting
Wednesday, January 7, 2026
7:00 p.m.

Agenda

A. CALL TO ORDER

B. REORGANIZATION

1. Motion to appoint a member as Temporary Chair for Reorganization
2. Motion to appoint Chair for 2026 calendar year
3. Motion to appoint Vice Chair for 2026 calendar year
4. Motion to appoint Secretary for 2026 calendar year

C. APPROVAL OF MINUTES

1. Approve the Minutes for the regular meeting on December 10, 2025

D. ANNOUNCEMENTS

E. DISCUSSION ITEMS

1. Review Initiatives, Ideas, and Suggestions

F. PUBLIC COMMENT

G. ADJOURNMENT

Next Meeting: January 21, 2026 – Township Administration Building

PLAN STATUS

App No.	Land Development/Subdivision:	Description:	Plan Type:	Application Date:	Expires/Extension:	PC Review:	HC Review:	BOS Review:
S-04-21	Rock Hill Open Space 185 Grubb Rd/2320 S. Valley Rd	22 lot, open space subdivision and land development	Preliminary	July 8, 2022	Extension: January 31, 2026 (extension requested)	Reviewed: 08.10.22 Reviewed: 02.15.23 Reviewed: 05.17.23 Reviewed: 08.15.23 Reviewed: 09.06.23 Reviewed: 02.07.24 Reviewed: 08.14.24 To Review: TBD		To Review: TBD
L-02-24	Rock Hill OSC Conventional 185 Grubb Rd/2320 S. Valley Rd	23 lot open space/conventional subdivision and land development	Preliminary	November 14, 2024	Extension: January 31, 2026 (extension requested)	To Review: TBD	Reviewed: 11.07.24	To Review: TBD
S-02-24	Christ Memorial Church 89 Line Rd	Lot consolidation, 2 parcels into 1 parcel	Preliminary/Final	July 23, 2024	Extension: April 8, 2026	Recommend: 08.14.24		To Review: TBD
L-01-25	Mainline Views Benefit LLC 27 & 29 Industrial Blvd	Construction of a 57-unit ARAD in the I District	Preliminary/Final	March 11, 2025	Extension: February 15, 2026	Reviewed: 04.16.25 Reviewed: 09.17.25 Recommend: 11.05.25		To Review: 02.09.26
App No.	Conditional Use:	Description:		Application Date:	Expires/Extension:	PC Review:	BOS Hearing:	
C-02-25	Mainline Views Benefit LLC 27-29 Industrial Blvd	To construct a 114-unit age restricted apartment development within the Industrial District		March 4, 2025	Extension: February 15, 2026	Reviewed: 04.16.25 Recommend: 09.17.25	To Review: 01.26.26	
App No.	Zoning Hearing Board:	Description:	Request:	Application Date:	Expires/Extension:	PC Review:	ZHB Hearing:	
Z-14-24	JCL Sterling LP & HK Industrial Blvd LLC 14 Industrial Blvd	To develop an ARAD of 58 dwelling units in 11 buildings	Variance	December 17, 2024	Extension: February 28, 2026	Reviewed: 01.15.25 Reviewed: 06.11.25 Reviewed: 10.01.25 To Review: TBD	To Review: TBD	
Z-08-25	Teague 14 Chetwynd Rd	Appeal Zoning Officer Enforcement Notice, and use variance to permit the rental of an accessory apartment for profit to a non-relative	Variance	May 2, 2025	Continued	Do Not Rec: 06.11.25	Reviewed: 12.08.25 To Review: 01.28.26	
Z-11-25	Mainline Views Benefit LLC 27-29 Industrial Blvd	Variances necessary to construct an ARAD within the I District	Variance	July 25, 2025	Continued	Recommend: 09.03.25	Reviewed: 09.15.25 Reviewed: 10.22.25 Reviewed: 12.08.25 To Review: 01.28.26	
Z-14-25	Ellis 291 Boot Rd	Variance to permit an 8' high fence	Variance	September 2, 2025	Continued	Do Not Rec: 11.05.25	Reviewed: 12.08.25 To Review: 02.25.26	
Z-16-25	Sorial 10 Andrews Rd	Variance to permit a detached garage within the side yard setback	Variance	September 3, 2025	Extension: January 31, 2026	Reviewed: 10.01.25 To Review: 01.21.26	To Review: 01.28.26	
Z-19-25	Myde Inc 14 Lloyd Ave	Variance to extend a nonconforming structure within the side yard setback	Variance	November 12, 2025	Extension: February 28, 2026	Recommend: 12.10.25	To Review: 02.25.26	
Z-20-25	Salveson 14 Stoneybrook Ln	Variance to permit the construction of an in-ground pool which will exceed the maximum permitted impervious coverage limit	Variance	November 14, 2025	Extension: January 28, 2026	Reviewed: 12.10.25 To Review: 01.21.26	To Review: 01.28.26	



WILLISTOWN TOWNSHIP
Planning Commission Meeting
Wednesday, December 10, 2025
7:00 p.m.

Minutes

LOCATION: Willistown Township Building, 688 Sugartown Road, Malvern, PA 19355

Members Present:

Cathy Rubenstone, Chair; George McHugh, Vice Chair; Mary Ravenfeld, Secretary; Warren Claytor; Denny Howell; Philip Foret

Members Absent:

William Shoemaker

Township Representatives Present:

Caroline O'Connor, Director of Planning & Zoning; Mike Conrad, Yerkes Associates; John Gaadt, Gaadt Perspectives; Mark Thompson Esq., Lamb McErlane

A. CALL TO ORDER

Ms. Rubenstone called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance

B. MINUTES

MOTION: To approve the minutes of the regular Planning Commission meeting held on November 19, 2025 (Claytor, Foret)

COMMENTS: None

ACTION: Passed, 6-0

C. SUBMITTED APPLICATIONS

1. Applicant: Myde Inc., Z-19-25
Address: 14 Lloyd Ave
Type: Special Exception & Variance (ZHB)
Description: special exception and variance to expand a nonconforming structure within the side yard setback for the addition of an attached garage

Present: Olumide Oladimeji, Owner

Mr. Oladimeji presented plans to add a 506 sqft garage attached to the rear of the dwelling unit, located in the R-3 Residence District. The intention is to sell the property once the renovations are complete. The existing dwelling is nonconforming as it already encroaches into the front and both side yard setbacks. Plans for such a separate addition

to the dwelling had been presented to the Zoning Hearing Board in 2024 by a previous owner and a variance was granted at that time.

MOTION: To recommend approval of the special exception and variance to the Zoning Hearing Board as presented, with the condition that the front impervious parking area along Lloyd Avenue be removed (Howell/Foret)

COMMENTS: None

ACTION: Passed, 6-0

2. Applicant: Salveson, Z-20-25
Address: 14 Stonybrook Ln
Application Type: Variance (ZHB)
Description: variance to permit the construction of an in-ground pool which will exceed the impervious coverage limit

Present: Peter Salveson, Owner, and Michael Ciaccio, Arista Pool and Spa, Inc.

Mr. Salveson and Mr. Ciaccio presented plans for the construction of an in-ground pool on the property, located in the RA Residence District. The development in which the property is located was approved under the lot averaging option, which allows for impervious coverage of 10%. When the property was constructed, the impervious coverage limit was exceeded, current total permitted impervious coverage is currently 13.2%. The proposed pool, pool deck, and stairs leading to the pool would increase impervious coverage to 16.6%. Ms. O'Connor mentioned that an unpermitted shed also increased their impervious coverage amount above the permitted limit. The Planning Commission recommended that the pool designer and owner try to reduce the proposed impervious cover and find a solution for the unpermitted shed. The Planning Commission also requested updated plans for clarification of disturbance of steep slopes and the location of the equestrian easement. Mr. Salveson and Mr. Ciaccio agreed to return to the Planning Commission with updated plans.

No action taken.

ANNOUNCEMENTS – None

PUBLIC COMMENT – None

ADJOURNMENT

Seeing no further business, the meeting adjourned at 7:44 p.m.

Next Meeting: TBD

Respectfully submitted,

Mary Regina Jones Ravenfeld