



WILLISTOWN TOWNSHIP
Planning Commission Meeting
Wednesday, February 4, 2026
7:00 p.m.

Agenda

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Approve the Minutes for the regular meeting on January 21, 2026

C. SUBMITTED APPLICATIONS

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

D. DISCUSSION ITEMS

1. Planning Ideas, Initiatives, and Suggestions – update

E. ANNOUNCEMENTS

F. PUBLIC COMMENT

G. ADJOURNMENT

Next Meeting: February 18, 2026 – Township Administration Building



WILLISTOWN TOWNSHIP
Planning Commission Meeting
Wednesday, January 21, 2026
7:00 p.m.

Minutes

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

Members Present:

Cathy Rubenstone, Chair; George McHugh, Vice Chair; Warren Claytor; William Shoemaker

Members Absent:

Phil Foret

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. APPROVAL OF MINUTES

MOTION: To approve the minutes for the reorganization meeting held on January 7, 2026 (Shoemaker/Claytor)

COMMENTS: None

ACTION: Passed, 4-0

C. SUBMITTED APPLICATIONS

1. Applicant: Sorial, Z-16-25
Address: 10 Andrews Rd
Type: Variance (ZHB)

Description: variance to permit the construction of a detached garage within the side yard setback

Present: Michael Sorial (owner)

Mr. Sorial explained that based on the location of the home on the lot including the existing driveway that positioning the proposed garage outside of the side yard setback would result in it being located on top of existing sewer lines and grinder pump access. Mr. Sorial also presented letters from all adjoining property owners supporting his plan.

MOTION: To recommend approval for a variance for a detached garage to be located within the side yard setback, as presented. (Shoemaker/Claytor)

COMMENTS: None

ACTION: Passed, 4-0

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

Present: Pete Salveson (owner), Michael Ciaccio (Arista Pools)

Mr. Ciaccio presented a revised plan including stormwater management and reduced impervious coverage. He also identified a previously unidentified trail easement. Netting out the trail easement from the net lot area resulted in an increase of impervious coverage percentage to over 17% even with the slight reduction in pool decking. When the plan was first proposed the recommendation to the homeowner was to modify the plan to try and get to 15% impervious coverage. Discussion ensued; the Planning Commission requested additional reductions in the percentage of impervious coverage. The Applicant agreed to present an updated plan at the next Planning Commission meeting.

COMMENTS: None

No action taken.

3. Applicant: Teague, Z-08-25
Address: 14 Chetwynd Rd
Type: Special Exception (ZHB)
Description: special exception to permit the conversion of a single-family dwelling into a two or three-family dwelling

Present: Mark & Kathleen Teague (owners), William Dion Esq. (attorney)

Mr. Dion presented the application to convert the existing single-family dwelling into a two-family dwelling. Based on his interpretation of Township code the property meets all the criteria to qualify for the special exception. He also noted that he believed the language regarding conversions being authorized for "large dwelling units" was ambiguous, and thus the decision should err on the side of the Applicant. Discussion ensued between multiple members of the Planning Commission and Mr. Dion with additional input provided by Ms. O'Connor. The Planning Commission had several concerns that were discussed with the Applicant: 1) special exceptions are designed to be reviewed in relation to the property's characteristics. The Planning Commission does not feel that the subject property complies

with §139-92.C, as the existing dwelling unit is sized similar to the neighboring properties on the street and does have “economic value or usefulness as a single-family dwelling”; 2) granting a special exception to a property, where the criteria for special exception are not met, will set a precedent which will effectively negate the criteria outlined in the Code; and, 3) a deed restriction which outlines a requirement to convert the dwelling unit back into a single-family dwelling unit upon the sale of the property is not a sufficient solution, as there are many ways in which the execution of this requirement could be evaded or ignored.

MOTION: To recommend denial for a special exception to convert a single-family dwelling into a two-family dwelling for the reasons that were discussed during the meeting.
(Shoemaker/McHugh)

COMMENTS:

Joe Heenan, no address provided

Mr. Heenan stated his view that the Teagues did not intentionally violate the ordinance and also stated his support for the application.

Mary Arranz, 16 Chetwynd Rd

Ms. Arranz expressed her concerns about the application specifically relating to parking, the appearance of spot zoning, and property values. She stated her opposition to the application and requested the Planning Commission recommend denial.

ACTION: Passed, 4-0

4. Applicant: Main Line Hospital, SK-02-25
Address: 255 Lancaster Ave
Type: Sketch Plan
Description: expansion of the existing hospital

Present: Yonathan Kebedo (Main Line Hospital), Gregory Davis, Esq. (attorney), Ken Kramer (FCA Architects), Mike Dirks (Chester Valley Engineers), Guy DiMartino (Traffic Planning & Design)

Mr. Davis presented an overview of the plan to determine what variances might be required. Mr. Kebedo provided details as to why and how the current Paoli Hospital is falling short of the demands of the community it serves in addition to the situation regarding other area hospitals. The most dire need of the hospital is more patient rooms. Mr. Kramer reviewed the planned addition in detail. Mr. Dirks and Mr. DiMartino provided supporting information regarding parking and traffic flow. Discussion ensued between multiple members of the Planning Commission and the different presenters. Conversations were had relating to the number of stories of the proposed building, the height regulations in the Industrial Zoning District, the configuration of the mechanical equipment on the roof, the relocation of the helipad, the proposed parking and traffic modifications, and impacts to slopes.

COMMENTS: None

No action taken.

D. ANNOUNCEMENTS – none

E. PUBLIC COMMENT – none

F. ADJOURNMENT

Seeing no further business, the meeting adjourned at 9:08 p.m.

Next Meeting: Wednesday, February 4, 2026, 7:00 p.m., at the Township Building

Respectfully submitted,

George McHugh

DRAFT



Willistown Township
688 Sugartown Road, Malvern, PA 19355
Phone 610.647.5300 www.willistown.pa.us

MEMORANDUM

Date: December 9, 2025
To: Planning Commission
From: Caroline O'Connor, Zoning Officer
Re: **Application: Z-20-25**
Address: 14 Stoneybrook Lane (UPI: 54-3-443)
Applicant: Salvesson

REQUEST:

Variance of §139-18.D to permit the construction of an in-ground pool which will exceed the impervious coverage limit.

EXISTING CONDITIONS:

Zoning District: RA Residence District (Lot Averaging Development Option)
Lot Area: 1.207 acres – per Applicant's plot plan
Use: residential

The property is located on the southern side of the entrance to the cul-de-sac of Stoneybrook Lane. The parcel is generally rectangular in shape, with a small bump-in where the cul-de-sac begins (see ChescoViews aerial attached). This development plan for this neighborhood was approved in 1998 under the Township's "lot averaging" development option. Based on the aerial image, the property is improved with a single-family detached dwelling, patio, deck, shed, walkways, and a driveway. The Applicant's plot plan shows extensive areas of precautionary and prohibitive slopes. Otherwise, there are no additional natural resources on the property, including floodplain, riparian buffer areas, wetlands, or woodlands. In 2001, a 15-foot wide "Equestrian Easement" was recorded on the property, executed between the property owner and Willistown Township.

BACKGROUND/REQUEST:

The original development was approved under the lot averaging option. The permitted impervious cover for this lot is 10% under that option. The attached Zoning Chart depicts the required, existing, and proposed conditions. Based on the information we have: when the property was constructed, they exceeded the permitted impervious cover limit by constructing 11.3% impervious cover. Subsequently a zoning permit was issued in 2021 which brought the impervious cover to 13.2%. After that, a shed was installed, with no permit, that brought the impervious cover to 13.5% (what it is today). The improvements that were added in 2021 would have required a variance, however since a zoning permit was issued, this is a permitted condition. Conversely, the shed that was installed does not comply with the Zoning Code and presents an increase in impervious cover, therefore the shed will also require a variance.

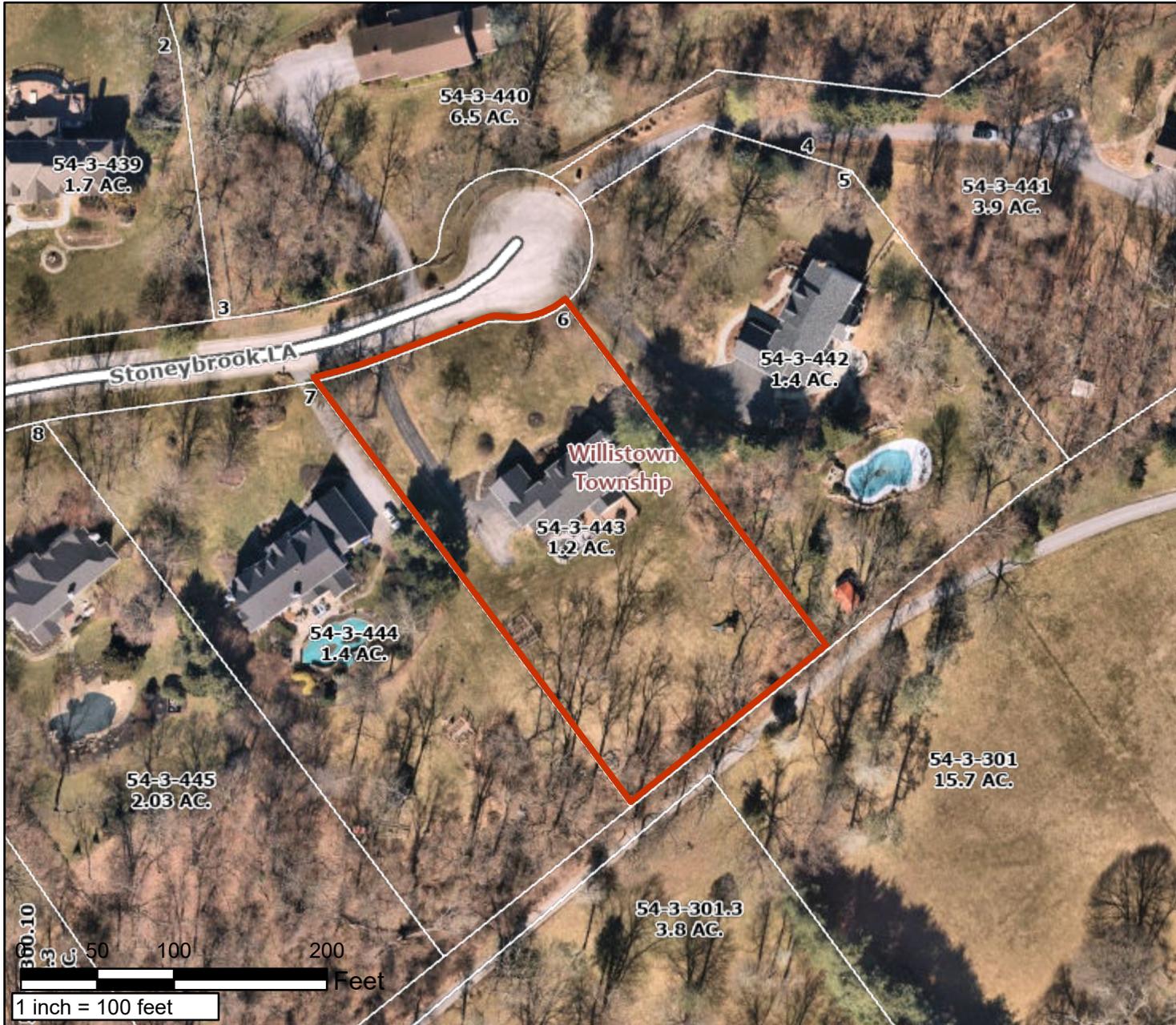
The Applicant is currently requesting approval to construct an in-ground pool, and associated structures, which will increase the impervious cover from 13.5% to 16.6%. The second page of the Applicant's plan set, C-101, does not have a scale listed. Because of this, it is unclear if the proposed improvements will encroach into the steep

slopes behind the house. Also, there is a line item in the coverage chart for a retaining wall, but there were no details provided to indicate the surrounding grade or surcharge load.

ADDITIONAL COMMENTS:

The Township will require additional information including responses to the comments above. These responses must include a retaining wall detail sheet, an updated existing conditions plan that depicts the location of the equestrian easement, clarification of the disturbance to steep slopes, and a solution for the unpermitted accessory shed. Depending on the outcome of those responses, more relief could be necessary for this application. The plot plan shows a continuous “tree line” across the side and rear property lines. An aerial indicates that there are only a few trees in this location. The Township suggests modifying the plan to be more clear. Finally, the Applicant must provide clarification of the existing garden location, as the plot plan shows the area crossing the property line.

14 STONEYBROOK LN



COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PARID: 5403 04430000
UPI: 54-3-443
Owner1: SALVESON PETER NORMAN
Owner2: SALVESON COURTNEY A
Mail Address 1: 14 STONEYBROOK LN
Mail Address 2: MALVERN PA
Mail Address 3:
ZIP Code: 19355
Deed Book: 10385
Deed Page: 1484
Deed Recorded Date: 12/22/2020
Legal Desc 1: SS OF STONEYBROOK LN
Legal Desc 2: 1.2 AC & DWG LOT 6
Acres: 1.2
LUC: R-10
Lot Assessment: 135730
Property Assessment: 334410
Total Assessment: 470140
Assessment Date: 12/13/2024 7:28:35 AM
Property Address: 14 STONEYBROOK LA
Municipality: WILLISTOWN
School District: Great Valley

Map Created:
Tuesday, December 9, 2025

County of Chester

Limitations of Liability and Use:
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ZONING CHART

14 STONEYBROOK LANE

Zoning District: RA, Residence, Lot Averaging Option

Request: Variance of §139-18.D to permit the construction of an in-ground pool which will exceed the impervious coverage limit.

The data shown below is based upon information provided by the applicant, supplemented with information from Chester County and confirmed by staff.

Zoning Data: Lot Averaging Option	Required	Existing	Proposed
Lot Size	1.2 ac.	1.207 ac.	No change
Total Impervious Coverage	10% max.	7,091 sqft. (13.5%)	8,720 sqft. (16.6%)
Front Yard	60 ft. min.	75 ft.	No change
Rear Yard	60 ft. min.	41 ft.	<i>corrections needed</i>
Side Yard	25 ft. min.	32 ft. (E) 0 ft. (W)	No change (E) <i>corrections needed (W)</i>
Side Yard Aggregate	60 ft. min.	<i>corrections needed</i>	<i>corrections needed</i>
Building Height	35 ft. max.	<35 ft.	No change

*Existing impervious cover, post initial construction: 5,949 sqft. = 11.3%
 Permitted impervious cover: 6,936 sqft. = 13.2%
 Additional/unpermitted impervious cover, shed: 155 sqft.

*This figure has been measured to the unpermitted shed. This is a noncompliant setback for which a variance must be requested.

*The west side yard setback cannot be measured as the shed is shown as crossing the property line. This is a noncompliant setback for which a variance must be requested. Please note: the shed must be entirely on the Applicant's property.