



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