

WILLISTOWN TOWNSHIP PLANNING COMMISSION MEETING
688 SUGARTOWN ROAD
WEDNESDAY, SEPTEMBER 20, 2023
7:00 PM

- A. Call to Order

- B. Minutes:
Motion to approve the minutes from September 6, 2023

- C. Plans:
 - 1. Zane Partners
Address: 1 Arlington Rd
Plan Type: Subdivision, S-03-23
Description: 3 lot subdivision

- D. New Business:
 - 1. Potential Township Code Amendments
 - 2. Walkable Willistown Presentation

- E. Old Business: (none)

- F. Announcements: **(no action or discussion is planned)**
 - 1. Upcoming Hearings/Plans **(see reverse page for details on applications)**
 - a. Subdivisions:
 - S-04-21 – Rock Hill Farm, Preliminary (PC agenda 10/18/23?)
 - S-04-23 – 314 S. Valley Road, Final (PC agenda 10/4/23)
 - b. Land Development:
 - L-2-21 – 440-442 W. King Road
 - c. Zoning Hearing:
 - Z-12-22 – 8044 Goshen Road, Variance (decision pending)
 - Z-06-23 – 2069 Dutton Mill Road, Variance (PC agenda 10/4/23)
 - Z-07-23 – 17 Laurel Circle, Appeal Decision of ZO, Variance (PC agenda 10/4/23)

- G. Public Comment

- H. Next Meeting – October 4, 2023

All meetings are open to General Public

Subdivision/ Land Development Applications

L-01-21 – Daimion, (Final)

Address: 440-442 W. King Rd

Description: construction of 2800sqft pole barn

Submitted: 12-2-21 Extension: 11-19-23

PC Review: 1-18-23 rec approval w/ conditions

BOS Review:

Action Required: BOS Decision

S-04-21 – Rock Hill Farm, (Preliminary)

Address: 185 Grubb Rd, 2320 S. Valley Rd

Description: 22 lot, open space subdivision

Submitted: 7-8-22 Extension: 10-30-23

PC Review: 9-6-23

BOS Review:

Action Required: BOS Decision

S-03-23 – Zane Partners, (Preliminary/Final)

Address: 1 Arlington Rd

Description: 3 lot subdivision

Submitted: 7-7-23 Expires: 10-10-23

PC Review: 9-20-23

BOS Review: 10-23-23

Action Required: BOS Decision

S-04-23 – Morris, (Final)

Address: 314 S. Valley Rd

Description: 6 lot subdivision

Submitted: 4-20-23 Extension: 10-31-23

PC Review: 10-4-23

BOS Review: 10-23-23

Action Required: BOS Decision

S-05-23 – 944 Providence LLC, (Preliminary/Final)

Address: 944 Providence Rd

Description: 5 lot subdivision

Submitted: 6-16-23 Extension: 9-30-23

PC Review: 7-12-23 rec approval w/ conditions

BOS Review:

Action Required: BOS Decision

Conditional Use Applications

C-02-23 – Westview Capital Inv.

Address: 2069 Dutton Mill Rd

Description: to use property for non-profit recreation area

Submitted: 6-5-23 Extension: 9-30-23

PC Review: hold

BOS Hearing: hold

Action Required: BOS Decision

C-03-23 – 944 Providence LLC

Address: 944 Providence Rd

Description: conventional development under §139-152b(1)

Submitted: 6-16-23 Extension: 9-30-23

PC Review: 8-9-23

BOS Hearing: 9-11-23

Action Required: BOS Decision 9-25-23

Zoning Applications

Z-12-22 – Chinmaya Mission, (Special Exception)

Address: 8044 Goshen Rd

Description: to use property for non-profit religious

Submitted: 12-7-22 Expires: continued

PC Review: 1-18-23 rec approval

ZHB Hearing: 7-31-23

Action Required: ZHB Decision 10-25-23

Z-04-23 – Diangelus, (Variance)

Address: 211 Walnut Tree Ln

Description: relief from rear yard setback and impervious coverage to add a pool

Submitted: 6-30-23 Expires: continued

PC Review: 8-9-23

ZHB Hearing: 8-23-23

Action Required: ZHB Decision 9-27-23

Z-06-23 – Westview Capital Inv., (Variance)

Address: 2069 Dutton Mill Rd

Description: a variance to construct a detached accessory dwelling unit

Submitted: 9-6-23 Expires: 11-5-23

PC Review: 10-4-23

ZHB Hearing: 10-25-23

Action Required: ZHB Decision

Z-07-23 – Schwartz, (Appeal ZO Decision, Variance)

Address: 17 Laurel Cir

Description: appeal the decision of the Zoning Officer, and a variance to continue a non-conforming use

Submitted: 9-8-23 Expires: 11-7-23

PC Review: 10-4-23

ZHB Hearing: 10-25-23

Action Required: ZHB Decision

Agricultural Security Area Applications

A-01-23 – Schwartz

Address: 17 Laurel Cir

Description: parcel to be included in ASA

Submitted: 8-24-23 BOS Auth to Adv 9-25-23

PC Review: 10-18-23 ASAAC Review:

CCPC Review: BOS Hearing:

Action Required: BOS Decision