

**Willistown Township Planning Commission
Minutes of the Meeting of
December 07, 2016**

Present: R.E. Reves, Chairman
W. Bowers, III, Vice Chairman
G. Bucaccio
A. E. Newbold
W. Shoemaker

Also: John Gaadt, Consultant to the WPC
Mike Conrad, Township Engineer
Neil Vaughn, Zoning Officer

Absent: D.E. Watt, Secretary
F. Houder

Minutes: The Minutes of the meeting of November 16 were approved as submitted.

Request for Zoning Amendment: Z-09-16: Patrick and Melissa Markowski – 222 Dutton Mill
Seeking Special Exception to add 300 to 350 square feet to an existing encroachment into the riparian buffer.

The applicants were represented by John Smirga, P.E. with Mrs. Markowski also in attendance. The Planning Commission was not in favor of the additional encroachment and as discussion took place, the applicant and the engineer agreed to remove approximately 100 square feet from the buffer zone. **The WPC will recommend that the Zoning Hearing Board grant the Special Exception.**

Z-10-16: Anurag and Sharada Singh – 2033 Waynesborough
Seeking relief from 73-62 use regulations in Riparian Buffer Area Conservation District.

The applicants were represented by Nick Vastardis, P.E. and Mr. Singh. Permission to install a pipe in part of a watercourse on this property has been approved by the Corps of Engineers and PaDEP. However, Willistown Township does not allow pipe construction within Riparian Buffer areas which are based on the path of the watercourse. The WPC recommended that the Agencies involved furnish the Township with a letter agreeing to the pipe installation. With that, the riparian buffer can be adjusted appropriately by Willistown Township.

Discussion: John Gaadt presented the revision to the lot area definition within the Township Code, namely the Zoning Ordinance and the Subdivision and Land Development Ordinance. **The proposed revision was approved by the WPC and will be forwarded to the Board of Supervisors for adoption.**

The Pennsylvania Medical Marijuana Act was discussed concerning the changes that local municipalities should make in light of this legislation. John will summarize his recommendations for action at a future meeting.

Respectfully submitted,

W. Bowers, III, Acting Secretary