

MOTION #1 Russ Hatton

I hereby make a motion to recommend that the Westtown Township Board of Supervisors DENY the request of Westtown School to amend §170-1514 of the Township's Zoning Ordinance regarding permanent recreational and sports lighting and nighttime events.

Seconded by Stev Rodia.

Discussion.

Vote. 5-0 → PASSED

JE - (W/A)

EA - yes

JL - yes

RH - yes

DP - yes

SR - yes

MOTION #2 Dick Pomerantz

In the event that the Westtown Township Board of Supervisors grants the request of Westtown School to amend §170-1514 of the Township's Zoning Ordinance regarding permanent recreational and sports lighting and nighttime events, I hereby make a motion to recommend that the Board of Supervisors adopt the draft ordinance presented by the planning commission, last revised as of November 28, 2018.

Seconded by Jim Lees
Discussion. → 200 mghts per year

Vote. 4-1 PASSED

JB - (N/A)

SR - YES

JL - YES

RH - NO

EA - YES

DP - YES

PASSED 5-0

By: Dick Pomerantz
2nd: Jim Lees

JE - (N/A)

MOTION #3 VOTE: DP - yes EA - yes RH - yes JL - yes SR - yes

In the event that the Westtown Township Board of Supervisor's amends §170-1514 of the Township's Zoning Ordinance regarding permanent recreational and sports lighting and nighttime events and conducts a conditional use hearing, I hereby make a motion to recommend that the Board of Supervisors consider the following conditions of conditional use approval:

1. The Planning Commission recommends that Westtown School and the Township work cooperatively towards an agricultural conservation easement on that portion of the School's property located south of the athletic fields, with the exact size and location to be determined by Westtown School and the Township at a future date.
2. The proposed athletic synthetic turf fields shall be utilized for nighttime (after 6:00 PM) 3rd party team practices only, except that Westtown School may also utilize the athletic synthetic turf fields to conduct two (2) nighttime (after 6:00 PM) games for Westtown School competition in the Fall and two (2) nighttime (after 6:00 PM) games for Westtown School competition in the Spring.
3. Westtown School shall notify the Township in writing in advance of the planned dates it will utilize the athletic synthetic turf fields for the nighttime games for Westtown School competition, and a schedule of days and times the athletic synthetic turf fields shall be utilized for 3rd party practices.
4. Westtown School shall provide a plan to the Township regarding enforcing the use of the athletic synthetic turf fields for 3rd party practices, including any penalties to 3rd party users for violating such a plan.
5. The proposed construction and use by Westtown School of the athletic synthetic turf fields and the lighting shall be in conformance with the plans, specifications, testimony and evidence presented to the Board of Supervisors.
6. The concession stand shall not be utilized after 6:00 PM by 3rd parties who utilize the athletic synthetic turf fields for practice. Westtown School may utilize the concession stand during each of the four (4) nighttime games for Westtown School competitions. Additionally, the bathroom facilities shall be available for use during 3rd party use of the athletic synthetic turf fields.
7. No structure or equipment shall be constructed or utilized by any 3rd party for video recording of practices on the athletic synthetic turf fields.
8. As agreed to by Westtown School, no outdoor sound amplification equipment may be utilized at any time as part of the use of the athletic synthetic turf fields.
9. As agreed to by Westtown School, use of the athletic synthetic turf fields for 3rd party practices shall be limited to children in kindergarten, elementary school and high school only (K-12).

10. Westtown School shall develop and provide to the Township a Security and Safety Plan for spectators and players for the four (4) nighttime games for Westtown School competitions and 3rd party practices at the athletic synthetic turf fields.
11. As agreed to by Westtown School, a sign or signs shall be erected in proximity to the athletic synthetic turf fields reminding visitors not to Text and Drive.
12. As agreed to by Westtown School, emergency communication equipment shall be installed on Oak Lane similar to the equipment existing on the School's campus.
13. The lighting for the athletic synthetic turf fields shall be capped at 50 foot-candles for the four (4) nighttime games for Westtown School competitions. The lighting for the athletic synthetic turf fields shall be capped at 30 foot-candles for all 3rd party nighttime practices.
14. Westtown School shall demonstrate to the satisfaction of the Board of Supervisors why the proposed eighty (80) foot luminaire mounting height is essential to achieving the necessary illuminance levels as outlined by the Zoning Ordinance. In the event Westtown School is unable to so demonstrate, the luminaire height shall be limited to seventy (70) feet.
15. Only two (2) lighted athletic synthetic turf fields shall be permitted by Westtown School.
16. As agreed to by Westtown School, screening and landscaping shall be installed around and adjacent to the athletic synthetic turf fields to minimize the view and mitigate the impacts of the fields to area residents, including those on Shady Grove Way and Westtown Road.
17. As agreed to by Westtown School, the lighting for the athletic synthetic turf fields shall be reduced to 50% illuminance at 9:30 PM and shall be completely extinguished by 9:45 PM.
18. Scoreboards at the athletic synthetic turf fields may be used by Westtown School during daylight hours, but shall only be used by Westtown School as part of the four (4) nighttime games for Westtown School competitions and shall be located so as not to be visible from adjacent roadways. The scoreboards shall not be utilized by any 3rd party users of the athletic synthetic turf fields during practices.
19. All other site related lighting (e.g., parking lot) shall comply with all applicable Township ordinances and regulations.
20. The lighting for the athletic synthetic turf fields may not be utilized on Saturdays and Sundays, or on generally recognized Federal Holidays.
21. The lighting for the athletic synthetic turf fields shall not be utilized at any time unless a practice or game is scheduled, or in the event of emergency.
22. The lighting for the athletic synthetic turf fields shall be limited to a maximum of 200 nights per calendar year.

23. Lighting for all parking lots associated with use of the athletic fields, including existing fields as well as the athletic synthetic turf fields, shall comply with all applicable Township ordinances and regulations.
24. Westtown School shall comply with the terms and conditions of any review letter by any Township consultant, including but not limited to, engineering, lighting and sanitary sewer.
25. An annual permit application shall be submitted by Westtown School at least forty-five (45) days before the start of each sports and recreation year that the permanent lighting for the athletic synthetic turf fields is proposed to be utilized in conformance with the requirements of the Zoning Ordinance.
26. All conditions of conditional use approval imposed by the Board of Supervisors shall be clearly set forth on the land development plans and recorded as conditions of final land development approval.
27. Pursuant to §170-2009.C(7) of the Zoning Ordinance, the intersection of Oak Lane and Westtown Road shall be improved to the satisfaction of the Township Engineer and Traffic Engineer to address current intersection deficiencies including, but not limited to, sight lines, proper access and lighting.
28. Westtown School shall provide truck turning templates to the Township demonstrating that Emergency Vehicle movements and access are sufficient to reach the athletic synthetic turf fields.
29. Westtown School shall develop a written traffic safety plan with the Township to address all of the following:
 - a. Increased traffic entering/exiting Oak Lane onto Westtown Road;
 - b. Increased southbound traffic making left turns from Westtown Road onto Oak Lane;
 - c. The need for increased school security or police presence during changeover times for 3rd party use of the athletic synthetic turf fields for practices and the end of practices, as well as by Westtown School for the four (4) games for Westtown School Competitions; and
 - d. The need for improved visibility at the Oak Lane/Westtown Road intersection.
30. No parking shall be permitted along Oak Lane unless Oak Lane is widened as per the requirements of the Zoning Ordinance.
31. Prior to final land development approval, Westtown School shall provide in a format satisfactory to the Township evidence justifying the proposed wastewater flow for the athletic synthetic turf field improvements as well as projections for future improvements at Westtown School.
32. Westtown School shall prepare and submit to the Township an Environmental Impact Study, as well as a Pennsylvania Natural Diversity Inventory (PNDI), regarding the impacts of the proposed development on the local environment.