

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION**

**February 19, 2009**

**7:30 PM**

Attendance: Chairperson Clare Quinn, Vice Chairperson Jean Warrick, Sara Shick, George Martin, Kate Damsgaard, Township Manager Jim Wendelgass and Township Secretary Tammy Swavely

Chairperson Quinn called the meeting to order at 7:35 PM.

The minutes of January 15, 2009 were unanimously approved on a motion by Shick and a second by Warrick.

**CORRESPONDENCE:**

The Open Space Advisory Committee Minutes, the Environmental Advisory Council Minutes and the Board of Supervisors Minutes that were previously distributed by e-mail were acknowledged as received.

**SUBDIVISION/LAND DEVELOPMENT:**

*Burch/Woodstone:* No one was present for the Applicant.

*Wetherhold/Remington:* This plan was given conditional Final Approval by the Board of Supervisors on 1/26/09. They have agreed to finance the road improvements and the property is under an easement with French and Pickering Conservation Trust. The Planning Commission is very happy with the outcome of this subdivision and remarked that Brown Vincent, Bentley Homes, was very amicable to deal with.

*Duffield:* There was no one present for the Applicant. He indicated to the office that an Extension Request would be forth-coming.

*Lines/Smith Lot Line Change:* A new Lot Line was submitted by Jon Lines, 968 Pottstown Pike, Tax Parcels 25-6-80, 6-80.1, and 25-6-78. This was acknowledged by the Board of Supervisors on February 17, 2009 and was forwarded to the Township Engineer for review. Once a review is available, the Planning Commission will comment. At first glance the commission feels that it is straight forward and makes sense for both landowners.

**PLANNING/ZONING:**

*Ludwigs Square/The Promenade at Chester Springs:* The Applicant has sent Township Manager Wendelgass a proposed draft zoning ordinance change as of late this afternoon. He will forward it to the Planning Commission members for comment at their next

meeting. One of the requests is to create a special Ludwig's Corner Village Commercial Shopping District.

*ARD Tristate/PNC Bank:* The Zoning Hearings continue with this Application into March 2009. There was no one present for the Applicant.

*Birchrun Village LLC:* A sketch plan was received on February 2, 2009. John Diemer, Wilkinson Associates, came before the Planning Commission to discuss the plan. The property is located at 2200 Flowing Springs Road, and has an old school house on the property that was once the old Township Building. The plan shows three (3) office buildings in addition to the school house. There is an on lot stormwater detention basin shown on the plan. The sketch shows an asphalt parking lot with a few spaces made with pavers at the end near the creek. The current zoning requires a 100' setback from the riparian buffer, and this plan shows 75'. There is not much different from the plan that was turned down by the Board of Supervisors for lack of action in August 2008. The major changes would be the minor landscaping and retention wall that was added for the client renting the school house. The Planning Commission suggested that the sizes of the buildings be changed to add mixed use buildings. They feel apartment living would be more viable to the area since this is a village area and it would be a preferred feature. If the parking lot were to change, the buffer will need to extend to the required 100'. Mr. Diemer stated that he is willing to work with the Township and wanted to get the Planning Commission's input before submitting a Preliminary Plan. In the summer of 2008 they enlarged the pipe which was failing under a NPDES permit. The Planning Commission would like to see a trash rack installed on the end of the pipe. Mr. Diemer stated that he will need to apply for a Conditional Use.

### **Old Buisness:**

Kate Damsgaard asked how the implementation of the Phoenixville Regional Plan is coming into the current Zoning Ordinances. Wendelgass informed her that the Agreements have been signed by all the Townships who participated. All Townships sent their current Zoning Ordinance to the consultant, Kise, Straw, Kolodner, for review. They should have a preliminary report by March 2009. The changes should be incorporated by the end of 2009.

There was a discussion on the meeting that was held on February 17, 2009 at the East Whiteland Township Building on pipelines in the area. Jim Wendelgass and Clare Quinn attended the meeting. They reported that presentations were made by Williams/Transco, AES, and Dominion Pipeline. They had six (6) recommendations at the end of the meeting:

- 1) Intervene Early
- 2) Develop a website for information on all pipelines in the area
- 3) Don't assume that FERC is your friend. They are just a facilitator
- 4) There is a pipeline hotline which is effective, use it often to express your ideas and opinions 1-866-208-3372.
- 5) Lawyer up early

6) Decide how you are going to respond early.

Wendelgass explained what the process is when a new pipeline comes through an area. They must first file a Preliminary Filing with FERC. The route is then identified and they must notify landowners within so many feet of the pipeline easement. The landowners will get notice when it is time to intervene. Intervention cannot be done before this preliminary filing begins.

With regards to Williams/Transco, this is almost complete. There are approximately 12 people left with the hope of an appeal. The AES was finalized in January. There are 169 out of 172 conditions that were not met. The Army Corps of Engineers will not give any permits to cross streams since these conditions were not met. This will be a while until it is complete. A West Vincent resident, Barry Duffield presented his information on Dominion at the meeting. There was not much time left for him to explain what he knew. The suggestion was that even though a pipeline company has never lost, not to give up, especially with the new President. West Vincent Township has to wait until it gets notice. In the meantime items to be considered would be how to regulate what a compressor station would look like. We could regulate lighting, what the fence would look like and put regulations on other things such as possible odors and/or noise.

Damsgaard made the motion to adjourn which was seconded by Warrick, meeting adjourned 8:40 PM.