

WEST VINCENT TOWNSHIP  
PLANNING COMMISSION

March 18, 2010 7:30 PM

Attendance: Chairperson Jean Warrick, George Martin, Barb Mueller, Kate Damsgaard, Bob Kaiser, Sara Shick, Township Manager Jim Wendelgass and Township Secretary Tammy Swavely

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

The minutes of February 2010 were unanimously approved on a motion by Damsgaard and a second by Shick.

**SUBDIVISION/LAND DEVELOPMENT:**

*Burch/Woodstone:* John Bachich, Woodstone Homes, came before the Commission to talk to them about the progress of this subdivision. He stated he is still trying to obtain public sewer. It is a very slow process and he has had a hard time getting to the right people at Valley Forge Sewer Authority. Since the Cutler Subdivision has not been putting their improvements in, they will continue to pursue the public sewer option. He will be asking the Board for another extension at their next meeting. The Planning Commission favors a 3 month extension versus a 6 month one.

*Dunworth Subdivision:* There is nothing new with this Application.

*Weyl:* There is nothing new with this Application.

*Birchrun Village LLC:* John Diemer, Wilkinson Associates, came before the Planning Commission to discuss the recent plan submission on March 10, 2010. He stated he met with Ken Yerger, Carroll Engineering and has requested him not to write a letter on this plan until he has revised it per his comments in the meeting and the Planning Commission comments this evening. Mr. Diemer stated that the plan calls for 2 rain gardens downstream from the parking lot. This will take volume off the parking lot itself and more modern BMP's have been added. Ken Yerger stated he has not seen these calculations. The arrangement of the buildings was discussed. The Planning Commission would like to see the buildings rearranged and to have a two-story building in the mix. They feel these buildings are too large for the area. The proposal has three one-story (3) buildings, each 2,500 square feet. They informed Mr. Diemer that they would not be inclined to recommend any waivers with this plan. Owners Ed and John Wilkinson arrived to further discuss options. They stated that they have renderings that would assure the Commission that they would fit into the area. This plan reduces the site by 5,000 square feet. The piping that was installed to take care of the runoff problem was discussed. The original pipe was 15" which was too small for the area. This caused the parking lot to erode. George Martin stated that the runoff now goes into the stream. Mr. Diemer disagreed stating that they have resized the pipe which controls the runoff. There

are now bio-retentive areas downstream of the parking lot. This meets the ordinances and the additional means they plan to install provides greater protection. The new pipe is 36" and there is no overflow of water into the parking lot. The buildings were discussed again. Mr. Wilkinson stated that the buildings must be functional and cost wise it does not make sense. There are specific requirements that limit a commercial use. An apartment would not be feasible since the septic requirements cannot be met. 400 gallons is what is necessary for all of the proposed buildings but an apartment would require that on its own. Kate Damsgaard stated that the buildings are too big for the area, and no matter what the renderings look like, it wouldn't change anything. The Wilkinson's will take a look at a two-story building to see if they can get it to work. Ken Yerger was asked to double check the 100' wetland buffer on the plan. The main waiver being requested is to reduce the size of the parking lot.

### **PLANNING/ZONING:**

*Ludwigs Square Sketch Plan:* There is nothing new with this Application.

*Thomas Zoning Hearing:* This Zoning Hearing date has not been set.

*Flather Zoning Hearing:* A new Zoning Hearing Application was submitted for 1147 Hollow Road to construct a house within the front yard setback. This is a wetland area. The Board may consider having Carroll Engineering to review this plan.

### **OLD BUSINESS:**

*Sustainability:* Mrs. Damsgaard reported that the Sustainability Task Force met and are working measurable targets.

*Zoning Ordinance:* Section 1202 in the Zoning Ordinance was discussed. This is to add a Conditional Use for a stand alone store. The Commission discussed the area where the Promenade had proposed a large grocery store. Mrs. Damsgaard made the motion that the Planning Commission ask the Applicant to provide a plan so they could see what the area would like with a 60,000 square foot grocery store, the required Greenway, the total impervious coverage at 75% and in the overall village concept. Bob Kaiser seconded the motion which carried unanimously.

Damsgaard made the motion to adjourn, seconded by Shick, meeting adjourned 9:21 PM.