

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION**

**March 19, 2009**

**7:30 PM**

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

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

The minutes of February 19, 2009 were unanimously approved on a motion by Warrick and a second by Martin.

**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. An Extension Request has been received until June 30, 2009.

*Duffield:* There was no one present for the Applicant.

*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. Mr. Lines was present to discuss this plan and to ask for the Planning Commission's recommendation. The Township has received a clean letter from Carroll Engineering. The plan shows a switch of parcels between the Applicant and Charlotte Smith. Warrick made the motion that the Planning Commission recommend to the Board of Supervisors that this plan be approved as submitted. Martin seconded the motion which carried unanimously.

**PLANNING/ZONING:**

*Ludwigs Square/The Promenade at Chester Springs:* The Applicant proposed draft zoning ordinance change to create a special Ludwig's Corner Village Commercial Shopping District. The Planning Commission reviewed this proposal and feels that the Applicant should not be granted any changes. One of the reasons discussed was an amendment that would add open space area into the permitted greenway land and to allow infrastructure in the greenway. The main issue with the commission was the change to extend the commercial use into the R-2 area that is nearby on the Applicant's property. The commission would like them to come explain why they need it extended. Damsgaard made the motion that the Applicant be informed that the Planning

Commission is disinclined to recommend anything to the Board of Supervisors in this proposal and to come to them and explain the reasons behind the requests. Warrick seconded the motion which carried unanimously. The commission would like a red-lined version of the current zoning ordinance compared to the proposals to make it clearer as to the changes being requested.

*ARD Tristate/PNC Bank:* The Zoning Hearings continue with this Application. There was no one present for the Applicant. There was a discussion regarding the variances that are being requested. The commission made a recommendation to the Zoning Hearing Board in December 2008 on this plan. Most of the concerns will be dealt with in the land development stage. The Commission does not want a drive-thru in the front of the building along Route 100. One of the variances the Applicant does not want to put a conservation easement on the property since they feel it would detract from its value. The Planning Commission feels that some of the variance make sense but other requests do not. Quinn will draft a memo from the Planning Commission to the Zoning Hearing Board stating the commission's stand and how they are against the overall process of the plan. This will be sent via e-mail for all members to review and comment before it is sent to the ZHB for the next hearing on March 24<sup>th</sup>.

*Birchrun Village LLC:* No one was present for the Applicant. Two neighbors came to see what the sketch plan looked like and to comment on the plan. They have concerns with the stream and the way things have been done in the past by this Applicant. The Planning Commission informed the Applicant at the last meeting that the zoning now requires a 100' setback from the riparian buffer, and this plan shows 75'. They also 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. The commission told the neighbors that they should stay in contact with the Township to find out what is happening but at this time there is not a pending application. With a sketch plan there are no deadlines. When a plan is submitted, they should make their concerns known at that time.

### **New Business:**

Kate Damsgaard brought to the attention of the Planning Commission the need for a Sustainability Plan in West Vincent Township. A Sustainability Plan meets needs of the present while thinking of those in the future. It encompasses three (3) areas at one time, environmental, economic and social. Quinn agrees with this and stated that West Vincent it set up to do all three at once. This plan could be incorporated into the existing Zoning Ordinances or an amendment to the Comprehensive Plan. A study would need to be done and policy and implementation would be the eventual goal. There are very few Townships that do this and the County would be able to help the Township start the process and a grant would be available. Patrick Star, PA Environmental Council, would be available to give a presentation to the Township. Damsgaard will try to get him for a date in May 2009. All commissions and the Board of Supervisors will be invited. It is hoped that this plan will make development better in West Vincent Township.

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