

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION**

**June 18, 2009**

**7:30 PM**

Attendance: Chairperson Clare Quinn, George Martin, Sara Shick, Bob Kaiser, Barb Mueller, 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 May 21, 2009 were unanimously approved on a motion by Martin and a second by Shick.

**CORRESPONDENCE:**

The Environmental Advisory Council Minutes and the Board of Supervisors Minutes that were previously distributed by e-mail were acknowledged as received. The Erosion & Stormwater Control Inspection Reports distributed by e-mail were acknowledged as received.

**SUBDIVISION/LAND DEVELOPMENT:**

*Burch/Woodstone:* There is a question with this plan since a letter was received to the Board of Supervisors from the estate of the land involved in a land swap. The current plan before the Board depends upon this swap. Mark Devlin, representing the Applicant informed the Planning Commission that he feels there are two different directions this plan could go at this point. The Applicant would like to purchase the land from the estate of Mr. Clevenstine, but it is too costly at this time. It is possible to make the land swap with a new end owner since the land the new end owner would be an attractive property, more than what he is giving up. With regards to the sewer and water access, the plan calls for being able to tie into the Cutler Subdivision for both of these. The drip fields on the Applicant's property are sized larger than need to be. Shick made the motion that the Planning Commission recommend to the Board of Supervisors that they not grant an extension of time for renewal since there are too many outstanding issues including the land swap. There was no second. Martin revised the motion to recommend to the Board of Supervisors that they grant a 3 month extension and that they don't keep granting extensions indefinitely and there needs to be substantial progress on the application during that period. Kaiser seconded the motion. The motion carried with a 5-1 vote.

*Duffield:* There is nothing new with this application.

**PLANNING/ZONING:**

*Ludwigs Square Sketch Plan:* The Applicant has proposed an ordinance change which was turned down by the Board of Supervisors. It has since been revised and the coverage

has been scaled down to include just the Ludwig's Village Commercial Center. Wendelgass will forward this to the Planning Commission. The Board is currently ready to act on the Zoning Ordinances revisions and does not plan to hold it up this for revision.

*Abrams Realty/PNC Bank:* There is nothing new with this Application.

*Birchrun Village LLC:* No one was present for the Applicant. A sketch plan is currently before the Planning Commission. Several neighbors came to the commission with questions on what is permitted on this property. According to the neighbors, last week the owner/applicant increased the parking lot size by spreading stone. They also said that they destroyed plants and trees by doing this. The neighbors felt that since there is a 100' riparian buffer protection that this should not be permitted. The neighbors received information from the Township informing them that maintaining property does not grandfather the applicant parking lot size and just because the property has gravel on it does not mean it has been an approved parking lot. The Planning Commission can ask the Board of Supervisors to determine where the previous parking was. If it has been increased, the Planning Commission would like it to be restored as depicted on the plot plan. The Zoning Officer is still looking at the issue but feels that they have just removed overgrowth. The Applicant had a meeting with the Township Engineer and the Zoning Officer last week and the Applicant was informed that they can clean up the parking area. The Planning Commission feels that a marking to the 100' boundary would be helpful to see what space is available to use for a parking lot. Chairperson Quinn stated that the Applicant has to go by the plan. If the plan has been overstepped, then the Planning Commission can ask for it to be restored. It was mentioned that the 30" pipe installed a while ago still does not have screen and it could pose a danger with a small child or animal. Martin made the motion that the Planning Commission request the Board of Supervisors to send a letter to the Applicant asking them to cease all activities and to come before the Planning Commission to discuss the expansion of the previous parking area, encroachment on the 100' stream buffer zone, renewal of the vegetation buffer and degradation of an exceptional value stream. Shick seconded the motion which carried unanimously.

*Dietrich Lot Line Change:* The Applicant Richard Dietrich, III and his attorney George Asimos came to describe the lot line change on the 156 acre portion of the property. This is all under a conservation easement with the North American Land Trust. In all total, six (6) single family homes and two (2) guest houses will be permitted under the easement. At this time four (4) home sites are identified. There is flexibility under the easement to determine where these sites will be. This current application will change the line to make a 30 acre parcel and will increase the value of the property along with making maintenance easier. The Planning Commission felt this plan was a good one and the Applicant may submit an engineered plan.

#### **OLD BUSINESS:**

*Sustainability:* Kate Damsgaard forwarded other Township's ordinances on sustainability to the other Planning Commission members late this afternoon. There are

various ways that other Townships encourage sustainability from tax rebates on green buildings to a reduction in permit fees. Damsgaard feels that this is something West Vincent Township should seriously consider. An article will be in the next Township Newsletter recruiting volunteers for a Task Force. Sustainability reflects the community's needs. Once the Task Force is formed, they can sort through ideas and begin the process. A visioning workshop should be held in September. Clare Quinn and Kate will be presenting the concept to the Board of Supervisors on June 22.

There will be no workshop in July.

*Zoning Ordinance:* An advertisement has been created so the Board can set a date for a hearing to adopt the consolidated Zoning Ordinance. It then will be forwarded to the Chester County Planning Commission and the Phoenixville Regional Planning Commission for a 45 day review period.

*Regional Planning:* The September meeting for the Regional Planning will be a TDR workshop possibly at the West Vincent Township Meeting Room. Our Township will be doing the presentation. With regards to the Regional Plan, the Chester County Planning Commission had determined that all municipalities that have adopted the plan must do it by and ordinance. A consultant was hired to help Townships with the process.

#### **BUSINESS FROM THE FLOOR:**

Northern Federation is now working on a website for the Parks and Recreation plan, [Northernfederation.com](http://Northernfederation.com). This will aid in putting the project together.

Martin made the motion to adjourn, seconded by Shick, meeting adjourned 8:50 PM.