

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

August 20, 2009 7:30 PM

Attendance: Chairperson Clare Quinn, Vice-Chairperson Jean Warrick, George Martin, Sara Shick, Bob Kaiser, Barb Mueller, Township Manager Jim Wendelgass and Township Secretary Tammy Swavely

Vice Chairperson Warrick called the meeting to order at 7:40 PM.

The minutes of July 16, 2009 were unanimously approved as revised on a motion by Shick and a second by Kaiser.

SUBDIVISION/LAND DEVELOPMENT:

Burch/Woodstone: There is nothing new with this Application. The Board has given the Applicant until September 30th to show evidence of progress or it could be in danger of a denial.

Duffield: There is nothing new with this Application. This application may be withdrawn now that the proposed pipeline seems to be taking a different route, not through this property. The Dominion pipeline is now in a joint venture with Williams Transco Pipeline Company and their proposal will go through York County to an existing pipeline further south avoiding Chester County.

Hopkins Lot Line Change: A new Lot Line Application was received. A clean review letter dated 8/8/09 was received from Carroll Engineering. Martin made the motion that the Planning Commission recommend to the Board of Supervisors to approve the Hopkins Lot Line Change subject to the Carroll Engineering letter. Shick seconded the motion which carried unanimously.

Dunworth Subdivision: A new minor subdivision application was received July 22, 2009. This proposal is to subdivide approximately 5 acres into two (2) lots at 1534 Pughtown Road. The Planning Commission will wait for a review letter before commenting.

Weyl Subdivision: The Applicant has submitted a Final Plan. Lisa D'Andrea came before the Planning Commission stating that there has been no redesign of this plan since it received Preliminary Approval from the Board of Supervisors on 6/23/08. There are a few "housekeeping" items that are to be done at Final Approval. The only item open is the Financial Agreement and the amount of escrow. Sue Krug, 2144 Flowing Springs Road, Tax Parcel 25-4-145 came before the Planning Commission to discuss this plan. The Planning Commission explained to her that all they can do at this point is listen. Procedurally, the plan cannot be amended since they cannot unapprove something that the Board of Supervisors already approved. The Planning Commission can give suggestions, but not substantial changes to the plan. Ms. Krug has appealed the Preliminary Decision. Her attorney needs to inform her of her rights. At this time she

would need to appeal the Final Approval. Ms. Krug asked if the site distances could be measured again. They informed her that it could be a bargaining chip if she would withdraw her appeal, then the applicant might be willing to measure again. The commission can not do that at this time. Martin made the motion that the Planning Commission recommend to the Board of Supervisors that they grant Final Approval to the Weyl Subdivision subject to compliance with all of the requirements of the Preliminary Decision of the Board of Supervisors dated 6/23/08 and that the Planning Commission encourages the applicant to pursue further negotiations with the neighboring property to obtain alternative access so as to reduce length of driveway and would recommend the Board of Supervisors an addendum to the plan approval if such access is obtained. Shick seconded the motion which carried unanimously.

PLANNING/ZONING:

Ludwigs Square Sketch Plan: The Planning Commission reviewed the proposed changes at their workshop on August 13th and Township Manager Wendelgass has prepared a memo in response to the discussions. Chairperson Quinn will review it before it is sent.

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. Suzanne Roth, 1360 School House Lane, brought pictures of the property where trees have been removed. The Board has not directed Ken Yerger to write a letter at this time since the review of the property is still pending.

Dietrich Lot Line Change: There is nothing new with this Application.

OLD BUSINESS:

Zoning Ordinance: The proposed Zoning Ordinance has been sent to the Chester County Planning Commission and the Phoenixville Regional Planning Committee. The 45 day review period is not up at this time. When reviews are in, the Planning Commission will get copies.

The Northern Federation meeting will be September 9, 2009 at 7:00 at the Warrick Township Building.

A Community Conversation is being sponsored by the Planning Commission, led by Kate Damsgaard. She has asked Chester County 20/20 to come discuss issues with the Township residents that affect all persons. This will be on October 8th with dinner being provided.

The Planning Commission will meet on October 22, 2009 at 7:30 to plan for the Sustainability Task Force.

Shick made the motion to adjourn, seconded by Martin, meeting adjourned 9:52 PM.