

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION**

**September 17, 2009 7:30 PM**

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

Vice Chairperson Warrick called the meeting to order at 7:37 PM.

The minutes of August 20, 2009 were unanimously approved as revised on a motion by Shick and a second by Mueller.

The Erosion & Stormwater Control Inspection Reports distributed by e-mail were acknowledged as received.

**SUBDIVISION/LAND DEVELOPMENT:**

*Burch/Woodstone:* John Bachich, Woodstone Homes came to discuss this subdivision with regards to sewage disposal. The Applicant had planned to tie into the Cutler Subdivision's sewer plant, but that is taking a long time to be developed. Bachich would like to consider using the original plan, which was to tie into Valley Forge Sewer Authority. At one time, they declined the usage, but with this economic climate, Mr. Bachich feels they might consider 32 hook ups at this time. The other option would be to construct a sewer plant on site or change the plan for onsite sewer. Warrick made the motion that the Planning Commission recommends that John Bachich goes to Valley Forge Sewer Authority to open up a discussion for 32 lots on the Burch Subdivision. Shick seconded the motion which carried unanimously. Mr. Bachich stated he will be back in December with an update.

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

*Dunworth Subdivision:* Tom Smith, Conner and Smith Engineering came to discuss the Preliminary Plan for the James and Edwina Family Trust at 1534 Pughtown Road and the Carroll Engineering review dated 8/18/09. This is approximately five (5) acres and the Applicant would like to subdivide off approximately a 2 acre flag lot. Several waivers are being requested and Mr. Smith went through them with the commission. The first one discussed was *404.A Plan Scale and Sheet Size*. Carroll Engineering recommended a waiver for this since it is a minor subdivision. Section *404.B Existing Resource and Site Analysis Plan* was discussed. Carroll Engineering states that this could be addressed during construction. Mr. Smith would like it waived completely. The commission felt that it was an important item and should be thought about before determining a recommendation. They would like to walk the property for a better informed opinion. Sections *404.C Final Impact Analysis and Resource Conservation Plan*, *404.E Final Improvements Construction Plan*, *404.G Final Greenway Ownership and Management Plan* and *404.F Final Stormwater Management and Erosion & Sedimentation Plan*

waivers were discussed. Carroll Engineering states that a note could be added to the plan that these must be addressed when construction improvements are proposed. With respect to the Greenway ownership, Mr. Smith thought that this one could be waived. The commission told him the alternative would be a fee in lieu. A waiver from *611.B.2.h Widths for Cartway* was requested. Carroll Engineering suggests that the Township determine the desired improvements for this area. A waiver from *611.J Street Trees* was recommended approval from this since there are already trees along the road which are sufficient. A discussion on *612.C.1 Sidewalk/Walking Paths* brought to light the actual need for a pathway along this area for Camp Hill. The commission will not recommend a waiver for this request. Section *606.B Driveways* was discussed and Mr. Smith would prefer gravel driveways. The Ordinance requires 20' in of paving so he will comply with this requirement. The remaining waivers will be complied with as suggested by Carroll Engineering. These include *404. Final Plan, 404.H Final Landscape Plan, 404.J Performance Guarantee, 404.K1-2 Additional Approvals, Certificates and Documents, 403.B.4 Drafting Standards, 403.K Proof of Adjacent Property Owner Notification, 403.N Preliminary Engineering Certification, 606.L Driveways; Drainage, 607.C.1 Sewerage; On-Site Sewage Disposal, 608.D.2 Water Supply; On-Site Systems, 610.A Erosion, Sediment Control and Stormwater Management.* The Zoning Ordinance waivers were discussed; *603.D Area and Bulk Requirements, 2211.A Interior Lots, 2211.D Interior Lots* and *2408 Landscaping and Screening.* Chairperson Quinn asked Township Engineer to refer to the Cotswold Estates Plan when reviewing this plan. The Planning Commission chose September 29, 2009 at 4:00 for a site walk.

*Weyl:* The Final Plan has been submitted. The Appeal is currently under discussion between attorneys.

#### **PLANNING/ZONING:**

*Ludwigs Square Sketch Plan:* Township Manager Wendelgass and Chairperson Quinn have prepared an analysis of the proposed ordinance request from this Applicant after the Planning Commission discussed it at their August workshop. A discussion of this will be later on in the meeting to accommodate residents present for other applications.

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

*Birchrun Village LLC:* No one was present for the Applicant. Sue Krug, 2144 Flowing Springs Road, came to discuss the work done on the parking lot. She is concerned about the expansion and the 100' stream buffer. Yerger stated that when he inspected the site he did measure the setback and compared it to the old plan that he obtained from the 1990's. He feels that they did encroach in 1 small area but the rest of the parking seems to be similar to what is present on the site. He did not comment on the interior parking area, he does not have a plan to compare it to. Sally Barron, 1330 Hollow Road, questioned if there was any pending litigation on this property. As far as the Township goes, we do not have anything on record. The pipe that was installed in 2008 has not been screened yet. Wendelgass will contact them to see if they will do this. The Planning Commission feels that this might be an item to be put in the stormwater

ordinance that is pending. A question was raised on whether traffic was considered with regards to the site. Warrick explained that is part of what the Planning Commission does, but this is a state road and the Applicant will have to get approvals from them. The commission can discuss it but it cannot limit the developer. That is why the commission relies on the Zoning Ordinances and hoping the Applicant will be a good neighbor. The preexisting nonconformity limits the parking spots. This defines what they are entitled to. The gravel storage that the Township once used could be argued that it is not parking. The commission stated that the biggest problem with this site is the preexisting nonconforming use.

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

*Oxford Rise:* Stephanie Heist and Bill Brown came before the Planning Commission at the request of the Board of Supervisors. They would like to have 2 banners closer to Route 100 to attract the drive by customers to the apartment complex. Currently they are 67% occupied. The Zoning Officer, Sandra Cantrell-Edwards wrote a memo describing what the ordinance permits and what the Applicant wants. For a temporary sign, 30 days, the maximum size permitted by right is 16 square feet (2' x 8'). The banner that Oxford Properties has placed on the trailer body is 360 square feet per side of the trailer (8' x 45'). Cantrell-Edwards recommend the maximum size that should be permitted is 144 square feet (6' x 24'). This will need the Board of Supervisors approval, and they have asked the Planning Commission to weigh in on the decision. The commission stated that there are two issues with the banners. The first one is that it is a temporary sign that is not permitted by right. The second issue is that the Applicant wants to install it on Township ground. The Fire Department has already declined use of their property for a sign. The commission does not like the large sign proposal. Since it is a temporary sign, they were more indulgent. Quinn made the motion that the Planning Commission recommend to the Board of Supervisors that Oxford Properties be permitted to install 2 signs, (6' x 24') on their property with the removal of the other banners on the trailer and fence. Shick seconded the motion. Quinn, Shick and Damsgaard voted yes, Warrick and Mueller voted no, motion carried.

#### **OLD BUSINESS:**

*Zoning Ordinance:* The proposed Zoning Ordinance has received reviews from the Chester County Planning Commission and the Phoenixville Regional Planning Committee. Wendelgass will add the comments made by the Planning Commission and the aforementioned reviews and send it to the members by e-mail for comment.

#### **NEW BUSINESS:**

**Ludwig's Village, 2932 Conestoga Road Tax Parcel 25-6-30.1** came before the Board of Supervisors proposing the Township consider permitting electronic digital message signs. The Board in turn suggested that they go to the Planning Commission for their input. Ken Yerger stated that there are many variables including movement, flashing, timing, color, brightness, weather, if they are turned off at a certain time. Brochures on

different aspects of this concept were handed out. The Planning Commission will read the research and discuss it at a later date.

Sara Shick stated that the Board of Supervisors discussed the possibility of a mowing ordinance at their meeting on September 14<sup>th</sup>. They decided not to pursue it further, but Shick thought it would be a good tool to enforce meadows over lawns. The commission stated this would be a good EAC education project.

*Ludwigs Square Sketch Plan:* The analysis of the proposed ordinance discussed. Shick made the motion that the comments on the Ludwigs Square Ordinance proposal be forwarded to the Board of Supervisors for review. Mueller seconded the motion which carried unanimously.

Meeting adjourned 9:50 PM

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 8<sup>th</sup> with dinner being provided.

Shick made the motion to adjourn, seconded by Martin, meeting adjourned 9:50 PM.