

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

October 15, 2009 7:30 PM

Attendance: Chairperson Clare Quinn, Sara Shick, Barb Mueller, Kate Damsgaard, Bob Kaiser, and Township Secretary Tammy Swavely

Chairperson Quinn called the meeting to order at 7:38 PM.

The minutes of September 17, 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: There is nothing new with this Application.

Duffield: There is nothing new with this Application.

Dunworth Subdivision: A revised plan was submitted earlier today. This will be reviewed by the Township Engineer and the Applicant plans to attend next month's Planning Commission meeting. The plan does not show any trail easement along the frontage. During the site visit, the commission decided that an easement should be granted for a trail, either a walking path or horse trail. This can be on the plan only to be used if needed sometime in the future. The easement would be 10' wide, even though the actual path would be approximately 4' wide. There is no liability to the land owner on an easement of this type. The waivers requested can be discussed with the Applicant at the next meeting. Most seem reasonable to the commission. Kate Damsgaard stated that with regards to the street tree requirement, she likes the idea of trees, but is not a fan of lining driveways with them. She stated that trees could be grouped by 2 or 3 which may be better. In this subdivision, the street trees are already growing on the property, so there will be no need to add more. On a side note, Sara Shick noted that she is pleased that the Zoning Ordinance is moving forward with the requirement to replace specimen trees when cut down.

Weyl: There is nothing new with this Application.

PLANNING/ZONING:

Ludwigs Square Sketch Plan: Clare Quinn stated that she received an e-mail from the Applicant wanting to meet with Township Manager Wendelgass and herself to try to understand what the issues are.

Birchrun Village LLC: No one was present for the Applicant. Sue Krug, 2144 Flowing Springs Road, came to discuss the preexisting nonconforming use. She has found information that if you abandon a use for more than 6 months, the use is abandoned. The building permit was granted in August 2006. The building sold in 2004, with this lapse in time, it may be that the preexisting nonconforming use was lost. This will be researched farther.

Tosco Zoning Hearing Application: A new Zoning Application was received from Francesco Tosco, 1257 Pottstown Pike, Tax Parcel 25-6-6. This is an old school house on Route 100 and the Applicant needs a series of variances to use it as an Italian restaurant. He plans to keep the school house intact but add onto the back end. A date has not been set at this time. The commission will consider an offering an opinion at the next meeting. They are currently concerned if the intent is to preserve the existing structure, and feel it should be shown great sensitivity since it is one of the 5 remaining school houses in the Township. The gravel parking is a good plan. A sidewalk should be considered for an eventual tie in with neighboring properties. It would be best if the Applicant would tie into public sewer since it is close. Disposal could be purchased somewhere else if there is no room for disposal on the property. The main concern of the Planning Commission is the façade and keeping within the historic nature both in color and style. The Applicant should refer to the village design standards in the Zoning Ordinance. If possible, the Planning Commission would like to see elevations.

OLD BUSINESS:

Zoning Ordinance: New language was added to the Zoning Ordinance that incorporates the Chester County Planning Commission and the Phoenixville Regional Planning suggestions. There were also some changes to Section 2205, Commercial or Professional Filming. Sara Shick made the motion to forward the changes to the Board of Supervisors. Bob Kaiser seconded the motion which carried unanimously.

The Community Conversation with Chester County 2020 was held on October 8, 2009. Kate Damsgaard organized the event and feels it went well. She is gathering comments and awaiting a report from the facilitator. The commission recognized Kate for her hard work getting as many people as possible to the event. Clare Quinn stated that what she took from this is that most of the residents do not know what goes on in their local government. She suggested that the Township make an effort to take a program to the local school informing children of the things local government does for each citizen. The programs could be as simple as voting, what a Supervisor does, a Planning Commission Member does, etc. Kate Damsgaard stated she thinks there is a State program through DCNR that is about land planning, targeted at the elementary school. Quinn also stated that she felt optimistic and surprised to see old values still being at the top of everyone's list. The only problem about the event is that it was not a true representation of the residents in the Township. It would have been better with more diversity. What the Planning Commission can take from this is that the process was very good and they should keep the conversation going. Bob Kaiser stated that if the result is always the same, we need to tell them, give us new ideas. The lack of knowledge the public has

about the Township is very surprising. Quinn stated that the website could have a page designated as "Township 101". A portion of the website could be designated for a Zoning Ordinance discussion. A blog could be started to encourage participation. Overall, the Community Conversation was the right step towards community relations.

The Sustainability Task Force will have their first meeting on October 22, 2009. They have 6 volunteers at this time. The first meeting will be to get a goal and each member will get homework so that sustainability concept can be moved forward.

NEW BUSINESS:

The Phoenixville Regional Comprehensive Plan Consistency Review Report has been received by the Township. This needs to be reviewed and if applicable, the Planning Commission must recommend to the Board that it has met with their approval and to adopt the Report. One hard copy was received along with a disk. Tammy Swavely will e-mail the information on the disk for all to review by the workshop. The Board will need to adopt it in November.

Sara Shick reported that the Open Space Committee met to discuss the purchase of TDRs from Mary Dunn. The Township went to settlement and in the process the Dunn's were not happy that the Township stipulated where to have the building envelopes for the remaining 10 TDRs so it did not close. The Township wants the building envelopes next to the hedgerow along the Wetherill Subdivision which will protect the view shed The Dunns wanted them somewhere else. Pam Brown, Chairperson of the Open Space Committee along with Township Manager Jim Wendelgass will discuss this further with the Dunns. The Open Space Committee feels they did inform the Dunns several months ago about the placement of the building envelopes. The Board of Supervisors will have to decide if they want to purchase the TDRs from the Dunns 60 acres.

Clare Quinn stated that the Zoning Map change must move forward. It has been on the list of items to complete for a long time and it has to get done. The density needs to be changed to comply with the Phoenixville Regional Comprehensive Plan to 1 house per 3 acres. Overall the density will be lower.

Shick made the motion to adjourn, seconded by Kaiser, meeting adjourned 9:13 PM.