

WEST VINCENT TOWNSHIP  
PLANNING COMMISSION

June 17, 2010 7:30 PM

Attendance: Chairperson Jean Warrick, Sara Shick, George Martin, Bob Kaiser, Barb Mueller, Kate Damsgaard, David Brown, Board of Supervisor Clare Quinn, Township Manager Jim Wendelgass and Township Secretary Tammy Swavely.

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

The minutes of May 20, 2010 were approved with corrections on a motion by Kaiser and a second by Mueller.

**SUBDIVISION/LAND DEVELOPMENT:**

*Burch/Woodstone:* Mark Devlin, Woodstone Homes, came before the Planning Commission to ask for a recommendation to the Board of Supervisors for another extension for this subdivision. Mr. Devlin stated that their plan relies on the Cutler Subdivision for sewage treatment, and that plan is on hold. They also tried to get connection to Valley Forge Sewer, but that seems to have gone nowhere. The Planning Commission decided that only one more extension should be granted since this plan has been dormant for a long period of time.

*Weyl:* This plan has been put on hold by the Applicant for a pending sale negotiation.

*Birchrún Village LLC:* John Diemer, Wilkinson Associates, came before the Planning Commission to discuss the recent changes to the plan. There are three (3) smaller two-story buildings. He brought a rendering to show a possible concept and to let the Planning Commission know they will not build a block building with a metal roof, but it will be designed to fit in the area. The square footage will be the same, 2500' and they are all similar to the size of the existing school house. Jean Warrick stated that she was hoping that they could pull the buildings away from the stream. Mr. Wilkinson's stated that it was not possible to do with this plan. The parking is shown with 34 spaces for professional office space which is what the ordinances require. They mentioned that they currently have tenants who want to use it for that use. Fire lanes/easements were discussed. Mr. Diemer stated that they have a pull off along School House Road that should take care of the requirement. It is not clear if the zoning requirement is being met. Carroll Engineering will need to review the plan. The Planning Commission feels that if the Applicant would remove one of the buildings, a turn around would be able to be installed. Mr. Wilkinson stated that it is not economically feasible to put up two (2) buildings since they have already done many improvements, not only to the site, but to the old school house as well. Mr. Diemer showed a plan that depicted the impervious coverage. The new plan has 21,400 square feet of impervious coverage which is down from 30,400 square feet from the current conditions. The site distance on Flowing Springs Road was discussed. The Applicant has applied to Penn DOT for a permit and

has not heard back at this time. They are a few feet short with the requirements, but feel that it should not be an issue. Mr. & Mrs. Barron, 1330 Hollow Road asked about the stormwater runoff down Flowing Springs Road. Mr. Diemer informed them that with the rain gardens installed and the new impervious coverage that it will improve, not worsen the runoff. Mrs. Barron had an aerial photo of the property in hopes it would show the previous parking lot use. This photo is very old and other things were done to the property since this photo. A traffic study has been done and the Township Traffic Engineer has reviewed it. This will be forwarded to the Commission members for review. Sue Krug, 2144 Flowing Springs Road, stated that just because it would not be financially successful for the Applicant should not be a reason why the Township allows the land to be developed as this plan shows. She feels that this will be a mini corporate center and the area doesn't need it. The accidents in the area were discussed due to the site distance. Mr. Diemer stated that they received all the accident reports from the last five (5) years and there were none significant. He also stated that he realizes he will not be able to make everyone happy with this plan. Jean Warrick stated that they will have to comply with the Zoning Ordinances.

*Dietrich Lot Line Change:* A new review letter was sent by Carroll Engineering today. The Applicant plans to come to the next meeting to discuss it.

*March/Taylor/Montgomery Lot Line Change:* A new Lot Line Application was received on June 15, 2010. They also have a Conditional Use to construct a driveway in steep slopes scheduled for August 9, 2010. This can be reviewed at the next meeting.

## **PLANNING/ZONING:**

*The Promenade:* The latest sketch from the Applicant did not have street parking along Route 100 on it as the Master Plan requires. The Applicant did not feel that Penn DOT would allow it. Clare Quinn met with the Township Traffic Engineer, John Caruolo, to see if he felt Penn DOT would consider on street parking on Route 100. Mr. Caruolo stated that he did not feel they would permit it, but would send a letter requesting it anyway. Penn DOT will not allow parking along streets with numbers unless they are grandfathered in.

*Thomas Zoning Hearing:* This Application was received since the Township did not receive enough information on the proposed disabled veteran's home the Applicant wants to construct. This has been continued indefinitely.

*Flather Zoning Hearing:* This hearing was continued until June 29, 2010. This is to construct a home in wetlands.

*Massimo Zoning Hearing:* The Decision was issued by the Zoning Hearing Board in favor of the Applicant.

**OLD BUSINESS:**

*Sustainability:* At their June meeting, the Task Force discussed both solid waste reduction in the township (recycling) and how to reduce the amount of miles traveled by cars. The possibility of using a single hauler in the Township was discussed. This will happen when the Townships population reaches 5000, which may be after this latest Census.

Meeting adjourned 9:10 PM.