

WEST VINCENT TOWNSHIP
PLANNING COMMISSION

February 15, 2018

7:30 PM

Attendance: George Martin, Sara Shick, Ted Otteni, Jim Helm, George Dulchinos, Gil Lappano, Steve Merroth, Township Engineer Bryan Kulakowsky and Township Manager Erica Batdorf

Chairman Martin called the meeting to order at 7:31 PM.

APPROVAL OF MINUTES: The minutes of January 18, 2018 were unanimously approved on a motion from Mr. Martin and a second from Mr. Helm.

OLD BUSINESS:

Maxwell Subdivision: No one was present for the Applicant. There is a Township Engineer review letter dated December 15, 2017.

NEW BUSINESS:

Green Valleys Watershed Association Subdivision: Ed Bacon and Victoria Laubach of the Green Valleys Watershed Association informed the Planning Commission that the Association is looking to purchase a 25 acre property owned by Kenneth and Mary Graham located at 295 Pottstown Pike for the purpose of preserving the land as open space. The property is located almost entirely in East Nantmeal Township with the exception of a very small area comprised of .044 acres in West Vincent Township, and a small portion of property in South Coventry Township. The minor subdivision proposes the division of the Graham property into two lots, to be known as Lot 1 and Parcel A. Lot 1 is a proposed 4.55 acre parcel containing the existing dwelling, stone driveway, barn, well, and existing sewage disposal system and pond which will continue to be owned by the Grahams. Lot 1 will be restricted to further subdivision. Parcel A is proposed 21 acre parcel to be conveyed to the adjoining parcel owned by the Green Valleys Watershed Association. Parcel A is further permitted to be subdivided into four single family detached lots in the future, subject to review by East Nantmeal Township. Mr. Bacon indicated no construction of any improvements are proposed as part of this application. Mr. Kulakowsky commented that the Township needs to review and approve the plan to allow the subdivision to take place. Mr. Kulakowsky reviewed the plan and had no issues or comments and recommended approval. Mr. Helm made a motion to recommend the approval of the plan to the Board of Supervisors. Mr. Otteni seconded the motion. The motion carried unanimously.

Natural Lands /Blumenthal Subdivision: Brian Sundermier, on behalf of Natural Lands, presented an overview of this subdivision request. Mr. Sundermier explained that this lot line adjustment proposes to convey approximately .35 acres of land owned by Natural Lands, previously subdivided as part of Bryn Coed Farms Subdivision 1, to Martin and Joyce Blumenthal. This revision provides buffering for a well located on the property owned by the Blumenthals. Mr. Sundermier commented that Natural Lands had received Cedarville Engineering's February 9,

2018 review letter and has no issues in complying with the comments. In addition, Mr. Kulakowsky stated that he has no issues with the relief the applicant is seeking as referenced in his review letter. Mr. Otteni made a motion to recommend approval of the plan to the Board of Supervisors subject to the compliance of Cedarville Engineering's review letter. Mr. Martin seconded the motion. The motion carried unanimously. Gil Lappano abstained from the vote.

Weatherstone Town Center Sketch Plan: Neal Fisher, on behalf of the Hankin Group, presented a sketch plan for the development of the Weatherstone Town Center. Mr. Fisher explained that the Hankin Group has spent the last several months conducting due diligence and working on the development of this sketch plan. The Weatherstone Town Center is a 24.1 acre mixed use development bounded by Rt. 100, Birchrun Road, Lexington Boulevard, and Rt. 401. Mr. Fisher noted that the approved development plan allows for retail, office, and multi family residential uses.

Mr. Fisher commented that planning is underway for the first phase of development which includes a submission of a highway improvement plan to PennDOT and sewer planning reviewed by PA DEP. Specifically, Hankin is looking to improve the traffic movement at Rt. 100 and Rt. 401 as well as Rt. 100 and Birchrun Road, to facilitate the flow of traffic generated by the development. Mr. Helm inquired as to the required sewer planning as part of the proposed development. Mr. Fisher responded that the Weatherstone sewer plant and calculated flows associated with the development were approved by DEP. Mr. Fisher indicated that when a building permit is requested, he will need to approach the Township and go through a planning module exemption process to ensure there is proper capacity in the plant to serve each use.

Mr. Fisher explained that the development includes elements to encourage walkability and provide green space for public use and enjoyment. The green space in the center of the town center is approx. 1/3 of an acre. This is a key amenity space where events can take place. Mr. Fisher indicated that Hankin has signed an agreement with Wawa, to construct their convenience store and gas station at the main corner of Rt. 100 and Rt. 401 on the former Exxon – Mobil parcel. Ms. Shick asked Mr. Fisher why this property is not being merged with the larger town center parcel. Mr. Fisher explained there were some environmental issues on the property and Hankin does not wish to merge these parcels at this time.

Mr. Martin asked Mr. Fisher if they have received feedback from Weatherstone residents regarding the plan. Mr. Fisher responded that he has been in close contact with the Homeowner's Association. He indicated many residents have spoken out in favor of the plan. Mr. Martin asked how the Township will be assured that the development including public amenities and retail elements will be completed. Mr. Fisher responded that he cannot control the market. Mr. Fisher stated that he is going to phase the project and built out elements to encourage the compatible development of the entire site.

The first phase is the construction of the site for Wawa in addition to the installation of parking areas and a proposed trail connection which services the perimeter of the town center. Mr. Lappano asked Mr. Fisher who will maintain the green areas as well as other facilities. Mr. Fisher indicated that the Weatherstone HOA will have maintenance responsibilities.

Mr. Fisher noted that he is not looking for a recommendation at this point. He will begin to work on a formal preliminary plan for phase one. He will plan to submit sketch plans for the second phase, and so forth for each phase, in the future. The second phase will include the build out of the residential portion and the town square. Future phases will be implemented as buildings in phase one and two are occupied.

Bernie Couris, 2239 Beaver Hill Road, asked Mr. Fischer if this was a time to put utilities needed for the site underground. Mr. Fisher commented that this is likely not possible as it is cost prohibitive for the project. Design of the buildings are underway now. Mr. Helm asked if there is a time gap between the implementation of phase one versus phase two. Mr. Fisher stated the design of both phases is happening simultaneously. He indicated he would like to begin phase one right away as the project is contingent on agency permits.

John Jacobs, 2351 Beaver Hill Road, asked about electronic signage. Mr. Fisher explained that he is working on an overall signage plan for the site. Wawa is aware of the Township Zoning Ordinance as it relates to signs and they are working with Hankin to develop a signage plan. Mr. Fisher is working on a global sign package that works to add functionality and market the site appropriately. He did indicate that some relief may be needed from the Township. Mr. Martin indicated that he is interested in seeing signage that is context sensitive in relation to West Vincent Township's rural character. Mr. Fisher will put a sign package together for review by the Township shortly.

Mr. Helm inquired as to the status of the clubhouse and pool as proposed in previous discussions. Mr. Fisher explained that the clubhouse and pool are part of the planned residential community and will not be a public amenity. While Lexington Boulevard is owned by the Township, all internal roads will be private and the responsibility of the Weatherstone HOA.

Maria Jacobs, 2351 Beaver Hill Road asked if the exterior of the apartments will look similar to the apartments at the Eagleview development in Exton. Mr. Fisher replied that the apartments will follow a similar traditional aesthetic in likeness to the apartment buildings in Eagleview.

Mr. Fisher explained that there are opportunities to install Best Management Practices in relation to stormwater management for the site. In addition, stormwater facilities are already installed and as the project proceeds they will have to comply with Chester County Conservation district requirements. Bernie Couris, 2239 Beaver Hill Road, asked if pervious paving will be used on the site. Mr. Fisher stated that this paving may be considered for use on the site. Mr. Fisher commented that the site has met conditions regarding the required amount of impervious surface area. Mr. Fisher also commented with regard to lighting indicated that the fixtures to be installed will need to provide adequate visibility for safety but can be controlled and the luminosity reduced at night.

Mr. Fischer indicated that in order to move forward he will need to obtain outside agency permits from PennDOT, DEP, and NPDES permit which may take 6-8 months for processing. Mr. Fisher will return to the Planning Commission in the near future with a Preliminary Plan to begin the land development of phase one.

Landscapes 3: Ms. Shick announced that the Chester County Planning Commission will conduct a public workshop regarding Landscapes 3, their long range comprehensive plan, on March 6, 2018 at 5:30 p.m. at the Henrietta Hankin Library in West Vincent Township.

BUSINESS FROM THE FLOOR: None.

The meeting adjourned at 9:05 p.m.