

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

**February 20, 2020
7:30 PM**

Attendance: George Martin, Julie Foster, Art Miller, Jr., Ted Otteni, Steve Merroth, Gil Lappano, George Dulchinos, Township Manager Erica Batdorf, Kathy Shillenn, Planning Commission Secretary, Bryan Kulakowsky, Township Engineer

Mr. Martin called the meeting to order at 7:30 PM.

APPROVAL OF MINUTES: **MOTION** by Mr. Merroth to approve the minutes, with corrections, of January 16, 2020; second by Mr. Martin, with Mr. Dulchinos abstaining. *Motion carries unanimously.*

PRESENTATION: None.

OLD BUSINESS:

1. **Resubmission of Morgera Minor Subdivision - 2969 Horseshoe Trail** - This was presented last month in great detail. The Planning Commission asked for one month to look at the submission in greater detail. Mr. Martin did go to look at the property, and it all seems to lay out the way it was presented. Are there any other issues that need to be discussed on this subdivision?

Mr. Kulakowsky stated that this was resubmitted last week for review and quite a few comments were addressed. There are a few outstanding minor open items. The NPDES letter must be worked through and the approval of the planning module and addressing. Mr. Kulakowsky has no objection to a motion approving this minor subdivision contingent upon addressing those noted points in the letter.

Ms. Foster questioned section 607A, the Planning Module. Mr. Kulakowsky stated that currently where it stands is that his office must complete the checklist; once completed Ms. Batdorf will sign the module to be forwarded to the DEP.

MOTION by Mr. Martin to recommend to the Board of Supervisors that they approve the proposed minor subdivision subject to the compliance with the January 9, 2020 letter; second by Mr. Otteni. *Motion carries unanimously.*

NEW BUSINESS:

2. **Zoning Hearing Board Application - 1147 Hollow Road - Flather** -

Mr. Daamsguard, Resident ;stated that the application says that there were prior applications on this property. There is quite a history on this property. Mr. Martin stated that he is familiar with the property and drove by again today. Mr. Daamsguard stated that at the last Zoning Hearing Board the application was heavily

litigated. There was four days of hearings with the testimony of many. At the end, the Zoning Hearing Board issued a denial of the application. It was then taken to the Court of Common Pleas; after a few years it was withdrawn.

This is a new application that is slightly different. Mr. Otteni asked if this is a new application, does it have to apply current zoning ordinances? What is the purpose of the Planning Commission regarding this? Mr. Kulakowsky stated that the Planning Commission can make a recommendation to support it, do nothing, or ask the board to send a solicitor to oppose the application on behalf of the township.

The Zoning Hearing Board is scheduled for March 31st. This will come before the Planning Commission next month to review the plan and make a recommendation to the board.

The Zoning Officer will make the official comments on the application in accordance with the current zoning ordinance. Mr. Otteni asked Mr. Kulakowsky about the Sundrive ET Greenhouse. Mr. Kulakowsky stated that it is a DEP alternative sewer system. Mr. Kulakowsky stated that zoning right now is strictly to allow the footprint where it is. If Zoning Hearing Board goes forward and allows the variances, then the permitting process starts. The permit for on lot septic will have to be approved by the Chester County Health Department and the DEP because it is an alternative system.

Mr. Otteni commented that in addition to the septic discussion, the applicant also has a stormwater challenge. Mr. Kulakowsky commented that the burden is on the applicant to prove that this is valid and to get the Planning Commission's support.

After much discussion, the Planning Commission decided to wait for more information so that they can make an informed decision.

REPORTS: None.

BUSINESS FROM THE FLOOR: Mr. Martin stated that the only other item he sees here is the list of active subdivisions or land developments; Ms. Batdorf stated that 352 Blackhorse Road was approved by the Board of Supervisors this past week so they will be going through their final steps. There is Morgera, which was before the commission this evening. They will go before the Board at their next meeting. Maxwell is still active. The rest in green are active and will be getting ready for construction, finish plans, get recorded, etc. If they are in green they are not on a timeline.

Ms. Shick recommended that commission members attend the upcoming Board Workshop. Pulte will be bringing forward a preliminary concept plan to discuss. The land being considered is the Promenade at Chester Springs area.

Ms. Batdorf discussed a grant application that was submitted under the Chester County Vision Partnership Program, which is a grant for a Master Park and Trail Plan. Also, on regional planning, a grant was received by the Phoenixville Regional Comprehensive planning committee and West Pikeland Township. That activity will be funded by the county to include West Pikeland in the agreements

There being nothing further to discuss, a **MOTION** and a second were made.

Meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Kathy Shillenn
Planning Commission Secretary