

WEST VINCENT TOWNSHIP  
PLANNING COMMISSION

March 15, 2018

7:30 PM

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

Vice Chairwoman Shick called the meeting to order at 7:31 PM.

**APPROVAL OF MINUTES:** Ms. Shick asked the Commission if there were any additions or corrections to the minutes. Mr. Lappano indicated there are two instances in the February minutes that the Weatherstone HOA should be referred to as the Weatherstone Phase II HOA and one instance where the location of the proposed Wawa should be clarified. Ms. Batdorf will make these changes to the minutes. Mr. Helm made a motion to approve the February 15, 2018 minutes as amended. Mr. Otteni seconded the motion. The motion carried unanimously.

**OLD BUSINESS:**

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

**NEW BUSINESS:**

Greg Wagman – Cook Property Sketch Plan: Greg Wagman on behalf of Marsh Creek Homes provided an update with regard to a proposed five lot subdivision plan related to the William Cook property located at 1684 Sheeder Mill Road. Mr. Wagman indicated that he consulted with the Township Engineer to come up with a new sketch plan to meet current zoning requirements and add additional greenway area. The property is located in the Rural Conservation District.

Mr. Wagman indicated that Mr. Cook would like to retain his current dwelling located on his property in addition to adding greenway to his property as part of the overall subdivision plan. Mr. Kulakowsky commented that there are some limitations to what the applicant may or may not install or permit within the greenway areas, such as driveways and septic systems. Mr. Kulakowsky recommended that Mr. Wagman have a zoning review completed prior to submitting a formal subdivision application to ensure these factors are incorporated into their plan. Mr. Wagman expressed he will proceed in this fashion and return to the Commission with an updated formal submission.

Trevdan Lot 1/Kanavy Land Development: Dan McKenna, Engineer with Wilkinson & Associates, and Tim Kanavy, owner of Trevdan Building Supply and applicant, presented an update regarding the land development application related to 1031 Pottstown Pike. Mr. McKenna stated the Applicant proposes to construct a building for the purpose of warehousing building materials and construction supplies. The property presently consists of 8.9 acres with three commercial warehouse buildings. Mr. McKenna indicated that the land development has been in

the works for a number of years and was previously reviewed by Carroll Engineering and outstanding issues have been addressed by Cedarville Engineering. Ms. Shick inquired as to the status of a stormwater basin located on the property.

Mr. Kulakowsky commented that the stormwater basin was reviewed as part of Cedarville's April 5, 2017 review letter and the applicant was required to provide an as built survey of the stormwater basin to ensure the capacity of the system is consistent with their approved design. Mr. McKenna also indicated maintenance will be performed to clean out the basin. Ms. Shick also inquired as to the location of the septic system. Mr. Kanavy responded that the septic is treated on Lot 4 as depicted on the plan.

Mr. Kulakowsky indicated that the applicant is before the Commission this evening as warehousing is a conditional use in the Planning Commercial Light Industrial Zoning District. In addition, Mr. Kulakowsky commented that the Planning Commission reviewed the application in 2013, and since a few years have passed, suggested a recommendation is needed to reaffirm the approval of the application to the Board of Supervisors. Mr. Kulakowsky provided an update on the status of comments contained in the Cedarville review letter and stated the applicant has satisfactorily addressed his comments.

Ms. Shick recommended approval of the conditional use to the Board of Supervisors for the Trevdan Lot 1 development. Mr. Otteni seconded the motion. The motion carried unanimously.

Mr. Helm made a motion to reaffirm final approval of the Trevdan Lot 1 land development plan and as reviewed by the Cedarville Engineer Review letter dated April 5, 2017. Mr. Otteni seconded the motion which carried unanimously.

Natural Lands /McGeary: Nick Rakowski, Engineer on behalf of Nave Newell & Associates, and Margaret McGeary, applicant, were present to discuss the minor subdivision plan located at 1356 Art School Road. Mr. Rakowski indicated that the application is for the conveyance of approximately .34 acres of land owed by Natural Lands Trust to Margaret McGeary. Mr. Kulakowsky presented his review letter and indicated the project is rather straightforward. Mr. Rakowski commented he received the Cedarville review letter and has submitted additional comments to Mr. Kulakowsky.

Mr. Otteni made a motion to recommend final approval of the subdivision plan, contingent upon meeting the conditions of the Cedarville Engineering review letter dated March 9, 2018 to the Board of Supervisors. Mr. Dulchinos seconded the motion which carried unanimously. Mr. Lappano abstained.

Natural Lands/Flint Road: Brian Sundermier, on behalf of Natural Lands Trust, provided an overview of the minor subdivision application involving two lots owned by the Trust located on Flint Road. Mr. Sundermier noted that Natural Lands Trust was able to raise enough funding to allow for the expansion of their preserve. The application proposes to adjust the lot line of the Preserve 5A and Lot 5-1 in order to expand the preserve. The application was acknowledged as received and will be revisited at a future meeting.

**REPORTS:**

Ms. Batdorf reported that the Township is continuing to work on a draft ordinance related to the regulation of Distributed Antenna Systems (DAS).

Ms. Shick indicated that the Planning Commission should select committee liaisons. Ms. Shick will serve as the liaison to the Sustainability Committee. Mr. Helm will serve as the liaison to the Environmental Advisory Council. Mr. Dulchinos will serve as a liaison to the Phoenixville Regional Planning Committee.

Mr. Helm asked for an update regarding the Sunderland Avenue project. Mr. Kulakowsky indicated that Toll Brothers are moving forward in seeking the needed approvals for the project and will need to provide revised plans for review to the Township prior to the project start. Ms. Batdorf will provide the Commission with Cedarville's last review letter and the Board of Supervisor's Resolution of Final Approval, with conditions, for reference.

Mr. Lappano inquired as to the Township's knowledge of the upcoming Ludwig's Corner Horseshow Board's Country Spirit Music Fest event to occur August 24 – 26, 2018. Ms. Batdorf commented that Township staff are in communication with the Board and promoter for the event in an effort to help prepare for anticipated traffic and safety needs. The Board and promoter are planning a community meeting in May to provide information to Township residents.

**BUSINESS FROM THE FLOOR:** None.

The meeting adjourned at 8:53 p.m.