

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

**March 21, 2019
7:30 PM**

Attendance: George Martin, Ted Otteni, Julie Foster, George Dulchinos, Gil Lappano, Steve Merroth, Joe Casey, Township Manager Erica Batdorf, Township Engineer Bryan Kulakowsky, Township Secretary Kathy Shillenn.

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

APPROVAL OF MINUTES: MOTION by Mr. Dulchinos to approve the minutes of March 21, 2019 with corrections; second by Ms. Foster.

OLD BUSINESS:

Reverse Subdivision Application for Timothy Kanavy - Requesting Waivers - Mr. McKenna, engineer for Mr. Kanavy, discussed this application. The applicant wants to combine two lots into one lot. There are no objections to the review letters and the applicant is formally requesting eight waivers.

Mr. Dulchinos noted that Arro Consulting offered no objections to the waivers since there will be no construction.

Mr. Martin questioned Mr. Kanavy on the construction that is going on at his property. Mr. Kanavy stated that he re-did his porch and wall; took out his deck and put in a patio. He did not know he needed a permit for this. Mr. Kanavy stated that he will talk to the Building Department to find out if permits are needed.

Mr. Kulakowsky stated that it wouldn't affect impervious coverage or any of the waiver requests.

Mr. Kanavy stated that he will comply with paragraph 10 to install permanent markers on property, paragraph 13 - a greenway management plan, paragraph 15 - the dedication of the right-of-way.

Ms. Foster questioned paragraph 8, regarding the notices sent to the neighbors. Mr. McKenna stated that they have been sent out and receipted, with the exception of one.

Mr. Lappano noted that Arro provided comments on the Land Development and Cedarville provided comments on zoning. Mr. McKenna stated that there are three Cedarville comments that they will have no problem complying with. Greenway requirements, impervious coverage and correcting the UPI #25-3-103.2 book and page number on the plan. Mr. McKenna also stated that they will itemize the impervious area on the plan as requested.

Mr. Kulakowsky stated that he had one other item; Mr. McKenna did identify one additional waiver that was not in the review that Mr. Kulakowsky provided, which is the Final Impact Analysis & Resource Conservation Plan. Mr. Kulakowsky has no objection to this waiver.

MOTION by Mr. Dulchinos to recommend approval of the waivers to the Board of Supervisors; second by Mr. Casey. Motion carries unanimously.

Continuation of Discussion on Kimberton Village Zoning -

Chris and Darryl Barkhouse - Mrs. Barkhouse stated that they submitted a follow-up letter on this issue. Mr. Martin stated that the letter be submitted for the record along with Mr. Ulmschneider's letter. Mr. Martin stated that he had recommended that the petitioners consult a lawyer well versed in land use.

David Brown, Kimberton Road stated that they have not contacted a lawyer. In speaking for himself, Mr. Brown suggests that it not be resolved tonight and when the petitioners get their act together, the petitioners can then be put back on the agenda.

Chris Barkhouse commented that their letter that was submitted was intended to extract themselves from the original petition and propose another alternative. She did consult with a land use attorney. She is not sure what the next steps would be to consider this proposal. Mr. Martin stated that the township is in the process of reviewing all the ordinances; at that time, this is something that could be discussed, but it has been put on hold until the regional plan is complete. Ms. Batdorf stated that the regional comprehensive plan should be completed in about six to nine months.

Brian Curry, 512 Blackhorse Road questioned whether the petitioners paid any fees when the petition was submitted.

Darryl Barkhouse stated that they did consult a land use attorney on the issue of spot zoning and the attorney stated that it does not meet the definition of spot zoning.

Ms. Foster asked if the letter means that the original petitioners do not wish to pursue this original petition.

Chris Barkhouse stated that this letter was from themselves, the Barkhouses, but they also spoke with other petitioners who also agree with the letter.

Jim Eagen, 1912 Kimberton Road stated that once the neighbors hear about the new plan there would be broad support for the new plan, then take the old petition off the table and go with the new petition.

Brian Curry, 512 Blackhorse Road asked who started the petition in the first place.

Helen Kitzenmiller, 1944 Kimberton Road stated that it was more than one person.

Ms. Foster asked if it would be possible to make a determination on the original petition at the next meeting.

Mr. Lappano stated that it is standard planning commission protocol that the petition stays; the planning commission doesn't dismiss it.

Mr. Martin stated that the petition will be considered tabled until a petitioner comes back to the planning commission and requests that the petition be put on the agenda.

Mr. Casey stated that at the last meeting it was the decision of the group to not proceed at that time.

Darryl Barkhouse stated that to clarify there are three things that can be done; do nothing, try to amend the land use or a complete change.

Mr. Martin went to look at the property and feels the biggest issue will be securing public water and sewer.

NEW BUSINESS:

2898 Flowing Springs Road, Stefanie Williams - Request for Relief of Driveway Requirement (Section 2201.E.8.C) - Ms. Williams discussed this request. She has 10.3 acres and would like to put an accessory dwelling on her property for her son and would

like to add an additional driveway. She was before the Board of Supervisors on Monday and they referred her to the Planning Commission.

Mr. Martin stated that the Board of Supervisors is looking for a recommendation from the Planning Commission.

Mr. Casey asked if this dwelling and driveway would be a part of this parcel; in terms of future use, would it run with the land? Conceptually does it look like a good space for a house?

Ms. Foster asked how the driveway pertains to 2201.E.9.a4 parking spaces. Has Historic Commission weighed in on this?

Mr. Otteni asked if they don't make a recommendation what is the alternative going forward.

Ms. Foster asked if the planning commission can approve this with conditions that it be in a relatively similar location.

Mr. Martin feels that the Board can grant relief with conditions.

Mr. Dulchinos asked if it is advantageous this way instead of subdividing.

MOTION by Mr. Otteni to recommend to the Board of Supervisors to allow the additional driveway with conditions to comply with driveway regulations and be located roughly in area as shown on the drawing and also the engineer's letter of March 8, 2019; second by Mr. Casey. *Motion carries unanimously.*

Special Exception – 670 Birchrun Road, Scott Risbon –

Mr. Martin stated that this will be coming before the Zoning Hearing Board. Scott Risbon commented that he will be going to settlement tomorrow and will be the owner of the property. This property is 11 acres with a pond and huge barn and is known as the Zarizniak property.

Mr. Risbon would like to take the big barn and turn it into four units. Mr. Risbon stated that he has verbally contracted with Hankin for the EDU's for public sewer.

Mr. Martin asked how many bedrooms for each unit. Mr. Risbon is planning to put 3 bedrooms in each unit and he stated that he is planning to keep this property and rent out the four units in the barn and the house also. The corn crib next to Birchrun Road had the roof caved in by the snow, but the structure is still sound.

Ms. Foster asked Mr. Risbon if he has read the PA Historic Report on the property. It is referred to as the only example of a complete farm complex in West Vincent Township.

Mr. Kulakowsky stated that the Planning Commission can make a recommendation directly to the Zoning Hearing Board.

Mr. Martin stated that in principle, the concept of taking an old barn and improving it and making it a structure that is going to survive is a great idea, but details will matter.

REPORTS: None

BUSINESS FROM THE FLOOR:

There being nothing further to discuss, a **MOTION** was made to adjourn. *Motion carries unanimously.*

Meeting adjourned at 8:36 p.m.

Respectfully Submitted,
Kathy Shillenn
Township Secretary