

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION**

**May 16, 2019  
7:30 PM**

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

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

**APPROVAL OF MINUTES:** **MOTION** by Mr. Lappano to approve the minutes of April 18, 2019; second by Ms. Foster. *Motion carries unanimously.*

**PRESENTATION:** None

**OLD BUSINESS:** Mr. Kulakowsky noted that there has been no movement on the Kimberton Village District Petition.

**NEW BUSINESS:**

**Conditional Use Application - 1475 Hollow Road** - Mr. Kulakowsky reviewed the Conditional Use Application. This application is a request from Ted Vanderlaan, 1475 Hollow Road, to use the home as a non-host rental Bed and Breakfast. In the Ordinance, section 2711 is actually the incorrect section for Conditional Use. It is based upon Section 403.8 which requires a conditional use on a lot less than three acres in the Rural Conservation District (RC). This particular lot is one acre. Mr. Vanderlaan is typically not at the home for half of the year. Mr. Vanderlaan, the owner, is here to get a recommendation from the Planning Commission with any conditions for the conditional use to then present to the Board at the public hearing Monday night.

Ms. Foster noticed that the County reviewed the application and asked if Mr. Kulakowsky reviews also. Mr. Kulakowsky stated no; the zoning officer strictly makes an opinion of whether it is a conditional use. The burden of the conditional use is on the applicant to present to the Board of Supervisors.

Mr. Lappano stated that the zoning ordinance says that a B&B must have no more than six guests; how many bedrooms would that require? The ordinance says no more than one improved off street parking space per guest bedroom. Mr. Vanderlaan stated there is a total potential of three guest bedrooms. There is quite a bit of paved parking behind the house. He will be able to comply with that requirement.

Mr. Otteni commented that there is a 15 day maximum stay. Can you comply with this requirement? Mr. Vanderlaan stated that he can set up any parameters that are required to comply. Mr. Otteni also asked if the sanitary system is good.

Ms. Foster asked if an engineer evaluated the sewer system capacity. Mr. Vanderlaan stated that he has the system checked on a regular basis by a sewage company. Ms. Foster

asked if the sewage capacity has been evaluated to handle six people for 365 days a year. Mr. Otteni stated that the ordinance limits stays to 60 days rental per calendar year.

Mr. Kulakowsky asked who Mr. Vanderlaan uses for his septic company. They should be able to give you a certification for the system. Mr. Vanderlaan stated that he would replace anything that failed.

Mr. Dulchinos asked what does certified mean.

Mr. Merroth doesn't see this as an issue. Mr. Vanderlaan stated that his property is one acre surrounded by 60 acres of protected land.

Mr. Kulakowsky stated that tonight the Planning Commission is asked to give a recommendation of any conditions.

Ms. Foster stated that she sees the list of neighbors; have they weighed in on this? Mr. Vanderlaan has spoken to a few of the neighbors and they are in favor of this. One of the neighbors is the person who looks after the property.

Mr. Dulchinos stated that he seriously doubts that this will affect the neighborhood. Mr. Dulchinos asked Mr. Vanderlaan is he plans to live there six months of the year. Ms. Foster asked how he would handle the hotel tax. Does homeowner's insurance cover renters?

Mr. Otteni asked if there were any other questions.

Ms. Foster asked a question about the fees for the application. Ms. Foster also had a question about the watershed. Will there be any impact that would affect the Birchrun whatsoever? Is there riparian buffer? Mr. Vanderlaan stated the property is surrounded by pasture. The Birchrun would not be affected. Ms. Foster asked if Mr. Vanderlaan would be amenable to limiting to three cars. Mr. Dulchinos asked what would be accomplished by limiting to three cars. Mr. Otteni believes that they are picking on an infinitesimal issue.

**Peter Benton, Historic Commission** stated that the commission reviewed the application on Monday and the Commission has no objections to the application.

Mr. Otteni stated that they now should figure out if there will be any conditions. Ms. Foster believes there should be a septic certification, neighbors weighing in and limiting parking to three cars. Messrs. Otteni, Merroth, Dulchinos feel that a certification for septic is not warranted. The neighbors will have their opportunity to weigh in on Monday. Mr. Otteni asked if Mr. Vanderlaan is amenable to three cars. Mr. Dulchinos doesn't feel limiting cars is necessary. Mr. Merroth doesn't see a problem.

**Sara Shick, 1201 Davis Lane** commented that the limitations are 15 consecutive days and 60 days per year. The only way to monitor this would be having the neighbors looking in.

Mr. Otteni stated that the majority preference is that no conditions be required.

**REPORTS:** None

**BUSINESS FROM THE FLOOR:**

There being nothing further to discuss, a **MOTION** was made by Mr. Dulchinos to recommend to the Board of Supervisors that no conditions be placed on the conditional use; second by Mr. Lappano. *Motion carries 4-1 with Ms. Foster voting no.*

**Meeting adjourned at 8:20 p.m.**

Respectfully Submitted,

Kathy Shillenn  
Township Secretary