

WEST VINCENT TOWNSHIP  
PLANNING COMMISSION

May 17, 2018  
7:30 PM

Attendance: George Martin, Chair, Sara Shick, Vice-Chair, Jim Helm, George Dulchinos, Gil Lappano, Steve Merroth, Township Engineer Bryan Kulakowsky, Township Manager Erica Batdorf and Township Secretary, Kathy Shillenn. T. Otteni absent

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

**APPROVAL OF MINUTES:** Mr. Martin asked the Commission if there were any revisions to the minutes. **MOTION** by Mr. Dulchinos to approve the minutes of April 19, 2018; seconded by Mr. Lappano. *Motion carries unanimously.*

**OLD BUSINESS:** None

**NEW BUSINESS:**

**16 Years, LLC, Subdivision, Zoning Hearing Application:** Dave Beideman is at the Planning Commission as a formality. He did have an opportunity to meet with Zoning Officer Tracey Franey and Engineer Bryan Kulakowsky regarding zoning issues and was able to take away the issues related to Kimberton Road. They will still need zoning relief to allow access to interior lots. This would be in the direction of St. Matthews Road. Mr. Beideman commented that it was a very productive meeting. He again described the relief that is needed to be granted by the Zoning Hearing Board.

**MOTION** by Ms. Shick to support the Zoning Hearing Board Application of 16 Years, LLC Subdivision; seconded by Mr. Lappano. *Motion carries unanimously.*

**Weatherstone Town Center Phase II Plan:** Neal Fisher, on behalf of the Hankin Group presented the Weatherstone Town Center Phase II Plan. Mr. Fisher stated that this is only informational. He stated that Phase I is not part of this plan; it is the WaWa portion and Phase II is the residential/commercial portion. From Lexington Avenue, the first two buildings are 100% residential; coming down Windgate Drive, the buildings are commercial on the first floor with residential on the second and third floors. Mr. Fisher noted that the next area is the clubhouse/pool area; since the plan was submitted and after studying the clubhouse/pool area it was decided to move the clubhouse/pool area to the first floor of the mixed use building. This will make the pool more centrally located to the residential community. Mr. Lappano asked what the four apartments will use as parking spaces. A discussion on the parking spaces ensued. Ms. Shick suggested moving the dog park closer to the apartments; Mr. Fisher stated that he would take a look at that suggestion. Mr. Helm asked if there will be no parking on Lexington Blvd.; Mr. Fisher stated it can be done if that is something the township would like. Mr. Helm stated that should be something that the Board should stipulate.

Mr. Fisher read through Mr. Kulakowsky's review letter and there is nothing that concerns him with being able to revise the plan. His goal is to go back, make adjustments to plan, revise the plan based on the review letter and then resubmit the plan. Mr. Otteni has concerns about max foot candles. Mr. Kulakowsky stated that the light plan was reviewed and identified some areas for safety reasons. Mr. Kulakowsky went through the review letter and some of the items were similar from the one before; one of which was the caliper of the trees from 2 ½" to 3". The concern with the fire lanes was with the configuration of the manor houses and the fire truck accessing the area. Mr. Fisher will reach out to Ludwig's Corner Fire Department to make sure that they have no concerns regarding access; Mr. Fisher also will install some private access hydrants in addition to the public hydrants.

Mr. Helm reviewed the density of the trees; is the density the same as Phase I? Mr. Fisher stated yes. Mr. Lappano asked if there was any thought of signage at Windgate & Lexington regarding pedestrian crossing. Mr. Helm asked if the clubhouse will be removed. Mr. Helm asked what amenities will be in the clubhouse. Mr. Fisher stated that the pool will be added to the clubhouse area. Ms. Shick asked how big the apartments will be. Mr. Fisher stated that generally the one bedrooms are 750 square feet and the two bedrooms are 1100 - 1200 square feet. Mr. Kulakowsky has no major issues with the plan. There were no other comments or concerns.

**REPORTS:** None

**BUSINESS FROM THE FLOOR:** Ms. Batdorf stated that she hoped to have the draft ordinance from the DAS next month.

Mr. Kulakowsky wanted to pass on the draft copy of the historical review form from the state, which is related to Weatherstone Phase I. This was received by Mr. Fisher.

Ms. Munson stated that everyone calls that corner Ludwig's Corner; the sign will say the Shoppes at Weatherstone. Is there an opinion on that? Do we need to bring this up as an issue? Mr. Martin stated that Ms. Batdorf should direct a letter over to Hankin to think about considering incorporating Ludwig's Corner into the name.

**Meeting adjourned at 8:19 p.m.**