

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

**July 16, 2020
7:30 PM**

Attendance: George Martin, Julie Foster, Art Miller, Jr., Ted Otteni, Gil Lappano, George Dulchinos, John Granger, Interim Township Manager, Sara Shick, Supervisor, Kathy Shillenn, Planning Commission Secretary; Steve Merroth, absent

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

APPROVAL OF MINUTES: MOTION to table February 20, 2020 minutes for approval until next Planning Commission meeting . *Motion carries unanimously.*

PRESENTATION: None.

OLD BUSINESS:

NEW BUSINESS:

Minor Subdivision Preliminary/Final Plan Submission - Lot Consolidation for Witek Property, 1215 and 1225 School House Lane - Steve Polaha, attorney for the Witeks and Joe Russella, engineer for the Witeks discussed this application. This is a request to consolidate two parcels; this is a simple and straight forward lot consolidation. There are no improvements proposed to this lot line change. A letter was received from the Township Zoning Officer; there were three minor comments that have been responded to regarding the Greenway Easement. A letter was received from the Chester County Planning Commission which is consistent with the letters from the Township Engineer.

The most recent letter from the Township Engineer identifies the waivers which are needed to pursue; the letter also asked to show the approximate location of the septic system and prepare a deed of lot consolidation.

Mr. Russella stated that the revisions were made in accordance with the township engineer's letter; Mr. Russella reviewed the waivers that were requested. Since no construction is proposed, these waivers are typically granted by the Planning Commission and recommended to the Board of Supervisors.

Mr. Kulakowsky received the waiver request letter and has no problem with the waivers. These are all standard requests for lot consolidations. Mr. Martin stated that reverse subdivisions are non-issues and if Mr. Kulakowsky does not have any issues with it, he is fine with it. Mr. Otteni asked who the letter was from. Mr. Kulakowsky stated it was from Mr. Russella, the Witek's engineer. Mr. Otteni asked if the greenway, shown on the plan, prevents any future development? Ms.

Shick stated that the Witek's donated a TDR off this property. Mr. Polaha commented that there are restrictive covenants of record as it relates to the TDR areas and the greenway.

MOTION by Mr. Otteni to recommend approval of the lot consolidation to the Board of Supervisors contingent upon addressing the comments in the 7/10/20 letter from Arro Engineering, the comments in the 6/11/20 Cedarville Engineering letter and recommend that the Board grant the eight waivers as outlined in the Arro Engineering letter; second by Ms. Foster. *Motion carries unanimously.*

REPORTS:

Goals and Objectives - John Granger - Mr. Granger discussed his memo that was sent to all the Commission and Committees. This memo asked the committee/commission members to set goals and objectives for the next three years. Mr. Granger is also working on a memo that will come out soon; occasionally Mr. Granger comes across articles that may or may not be relevant but feels may be interesting to the committees/commissions. One article he thought would be of interest was the article on charging stations for electric vehicles. One thought for the future would be to require developers to install charging stations in developments. Mr. Granger also gave an update on the Ready for 100 team. They are focusing on efforts to reduce the carbon footprint in the community. They are working on a regional basis with several other communities. They are also working on educational program and maybe doing an outreach program to some of the schools.

Ms. Shick stated that there are two people from the Environmental Advisory Council and two people from the Sustainability Committee on the team; they would love to have someone from the Planning Commission join them. Mr. Otteni stated that he would not mind being a representative from the Planning Commission.

Mr. Granger also asked that the Planning Commission members discuss their goals and objectives that they would like to accomplish in the next three years.

Ms. Foster commented that Mr. Kulakowsky alluded to the discussion previously about having a more streamlined process for lot consolidations. Ms. Shick stated that there may be some ordinance things coming from the other committees that will eventually come to the Planning Commission.

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

Meeting adjourned at 8:15 p.m.

Respectfully Submitted, Kathy Shillenn, Planning Commission Secretary