

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

**August 15, 2019
7:30 PM**

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

Mr. Otteni called the meeting to order at 7:35 PM.

APPROVAL OF MINUTES: **MOTION** by Mr. Merroth to approve the minutes of July 18, 2019; second by Mr. Dulchinos. *Motion carries unanimously.*

PRESENTATION: Ms. Batdorf gave an overview of the Phoenixville Comprehensive Plan Update. This plan serves as the Township's Comprehensive Plan. Ed Theurkauf is the project manager of the Comp Plan and is at the Planning Commission this evening to give an update on what has been developed and is a final version of the plan. The Public Hearing for the adoption of the Phoenixville Regional Comprehensive Plan will be held at the Board of Supervisors Meeting on September 16, 2019.

Mr. Theurkauf stated that the Committee has been working on the update for two years now and not only will it be the Regional Plan but it will also be the township's comprehensive plan. There were surveys conducted; three public participation workshops; public participation was received all through the process. Mr. Theurkauf provided a very informative presentation for the Commissioners.

Brian Curry, 512 Blackhorse Road stated that he heard that West Pikeland Township would like to join the Regional Comp Plan. How much of an impact this will be on the plan? Mr. Theurkauf feels it will be consistent with the Regional plan. Also rebuilding housing stocks centering on energy efficiency. Do you know how much of an impact will this have on redoing housing building stock?

Mr. Otteni asked if regional storm water plans were discussed.

Sara Shick, 1201 Davis Lane asked if MS4 requirements pertain to municipal water, not from one neighbor to the next.

Mr. Casey asked if the planning commission has the responsibility of making a recommendation to the Board of Supervisors. Ms. Batdorf felt that would be a good thing to do. Ms. Batdorf also stated that although Julie Foster is not in attendance, she did express her support of the Phoenixville Regional Comprehensive Plan.

MOTION by Mr. Lappano to recommend approval of the adoption of the Phoenixville Regional Comprehensive Plan to the Board of Supervisors; second by Mr. Casey. *Motion carries unanimously.*

OLD BUSINESS: None

NEW BUSINESS: Ms. Batdorf noted that the township received two new subdivision plans that will be listed for discussion at the next Planning Commission meeting. 1414 Birchrun Road, Neff Properties; this is looking for a two lot subdivision. The second is 352 Blackhorse Road, which is asking for a three lot subdivision. One lot has an existing dwelling and historic barn. Two other lots will be completed and there will be one dwelling on each.

REPORTS:

BUSINESS FROM THE FLOOR: Mr. Jim Hanna, 1152 Hollow Road shared water issues he has been having from the property which is situated on a steep slope above his property. He has been receiving a tremendous amount of water coming down onto his property and causing damage. He noticed a large swath of trees that were cut down in the woods and feels that the water is flowing down from there. Mr. Hanna discovered that Michele Thomas, who owns the property, is advertising one lot for the building of a home. Most recently, after a gap of about 9 years of any documentation, last July he sees an approval of a six-lot subdivision. Ms. Batdorf stated that is wasn't an approval, it was a recognition by the township solicitor and Ms. Thomas's attorney as a six-lot subdivision. Mr. Otteni stated that Ms. Thomas brought this before the board years ago and it was determined that the subdivision was null and void. Mr. Hanna stated he came before the Planning Commission to make you aware of this. He is also meeting with Ms. Batdorf, the Solicitor and the Township Engineer tomorrow morning.

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

Meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Kathy Shillenn
Township Secretary