

WEST VINCENT TOWNSHIP
PLANNING COMMISSION

September 21, 2017 7:30 PM

Attendance: George Martin, Sara Shick, Jim Helm, Steve Merroth, Gil Lappano Township Engineer Bryan Kulakowsky and Township Secretary Tammy Swavely.

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

ADMINISTRATIVE:

APPROVAL OF MINUTES: The minutes of August 17, 2017 were unanimously approved as corrected on a motion from Mr. Merroth and a second from Mr. Helm.

OLD BUSINESS:

VGK-1 Subdivision: Vince Kling was present to discuss his subdivision for VGK-1. He and the Township Engineer, Bryan Kulakowsky discussed several items on the review letter dated June 9, 2017. Mr. Kulakowsky informed Mr. Kling that he will need to assemble the Planning Module data for the next Planning Commission meeting to sign next month. The plan was discussed as to the access to the lots. Mr. Kling did not want to have a shared driveway for three houses, so on the plan it shows three long driveways next to each other. Mr. Martin stated that it makes for a nicer development with a shared driveway. He would need Board approval for the driveways as on the plan now. The greenway was discussed. Mr. Kling stated that they will not have a conservation easement on them and each land owner would be responsible for the greenway area on their lot. Mr. Kulakowsky stated that the ordinance requires permanent easement protection which is more of a management document rather than a conservation easement. Mr. Kling agreed to a management document to cover the greenway protection area. Several other areas were discussed and Mr. Kling will consider these and revise his plan accordingly. Ms. Shick asked if he would be adding a trail system on the plan. Mr. Kling did not want to put on a trail if there are no connections. After hearing that Bryn Coed will be adding them on an adjacent property, he will consider it.

NEW BUSINESS:

Weatherstone Daycare: Neal Fisher, the Hankin Group was present to discuss his new Land Development Plan for a Daycare in Weatherstone. The review letter dated July 12, 2017 was discussed. Mr. Martin asked if there were any details that needed to be discussed specifically. Mr. Fisher stated that he will comply with all of the comments by the Township Engineer. TDR's were discussed. There are 60 By-Right units and then Hankin purchased additional TDR's to enable 301 units for the Brunner site. Not all of them were used so Hankin will be using them in the commercial area. TDR's will be used on the Daycare also. Mr. Helm made the motion that the Planning Commission recommend approval of the Weatherstone Daycare Land Development

contingent on complying with the Township Engineers letter dated July 12, 2017. Mr. Merroth seconded the motion which carried unanimously.

ZONING ORDINANCE REVISIONS:

Ms. Shick stated that it is a good idea to remove the PRD from the Zoning Ordinance. There is no rush to do this and it can be done at the next round of Zoning Ordinance changes. The Planning Commission would like a solicitor's opinion for the removal of this overlay.

Ms. Shick researched the Zoning Ordinance for towers. The definition needs to be improved. If data towers are coming into the area, then they should be restricted to an existing pole. These towers are for data, not cell service. Mr. Kulakowsky stated that they can also be regulated where they are installed. The solicitor will be asked to attend the next meeting to discuss it.

REPORTS:

Ms. Shick reported that Karen Marshall with Chester County Historic Preservation stated that changes to the Zoning Ordinance so that it protects historic resources may be able to be funded through a Vision Partnership Grant next winter. The plan would be to get it consistent.

Meeting adjourned 10:10 PM.