

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

**September 17, 2020
7:30 PM**

Attendance: George Martin, Julie Foster, Art Miller, Jr., Ted Otteni, Gil Lappano, George Dulchinos, 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** by Mr. Otteni to approve the February 20, 2020 minutes; second by Ms. Foster *Motion carries unanimously.*

MOTION by Mr. Otteni to approve the July 16, 2020 minutes; second by Ms. Foster. *Motion carries unanimously.*

PRESENTATION: None.

OLD BUSINESS:

Zoning Hearing Board Application - 1147 Hollow Road - Flather – Mr. Martin discussed the Flather application; the Planning Commission is familiar with this application which concerns a very wet area on Hollow Road that the Planning Commission has talked about on a number of previous occasions. Ms. Shick stated that during the February Planning Commission meeting it was noted that the Planning Commission would be happy to discuss the application once review letters were received. The review letter from the Zoning Officer has been received and is in the Planning Commission packet. Tracey Franey, Township Zoning Officer, is present at this meeting to answer any questions. The Zoning Hearing is next Wednesday night. If the Planning Commission has any comments, they would be welcome. The last Zoning Hearing was in 2010 and went through 2012. The Township will be represented by Council at the Zoning Hearing. Mr. Miller asked if the nature of the change in the application is the greenhouse septic system. Ms. Shick stated that it is more than the septic system.

Kell Damsguard, 1156 Davis Lane commented that there were two applications before this current one. The second application was an effort to reduce the size to try to comply with the concerns of the Zoning Hearing Board Decision. Mr. Damsguard has a paper copy of the second application. Ms. Franey asked if the second application had a greenhouse septic system. Mr. Damsguard said that it did not; the second application had a different kind of septic system. This current plan is more intrusive in terms of space. Mr. Damsguard commented that Ms. Franey's Zoning Review letter went to the applicant's attorney in March; he asked Ms. Franey if she received any kind of response to that review letter. Ms. Franey responded that she did not. Mr. Otteni asked that to go to the Zoning Hearing Board, do they need to show that they have a reasonable chance that they can address septic and stormwater? Ms. Franey stated that they need to present

a completed application and pay the fee; the Zoning Hearing Board can ask for more information. Mr. Otteni asked if the applicants will be subject to the current ordinances or are they grandfathered back to 2012. Ms. Franey stated that they are not grandfathered, as this is a new application. Ms. Foster noted that the ordinances are now more stringent. Mr. Damsguard noted that the wetland delineation presented is way out of date; a new one would need to be presented. Mr. Otteni asked if there was a way to get a copy of the plan from 2010 and 2012. Ms. Foster asked if it would be useful for the Planning Commission to make a recommendation to the Board of Supervisors seeing that the Board of Supervisors have already hired an attorney.

Mr. Otteni asked with respect to the French Creek Scenic River Corridor, and the relief they are seeking from that, has the Township granted relief for that? Ms. Franey suggested the Planning Commission send questions or recommendations to herself or the Zoning Hearing Board.

Ms. Foster asked if anyone knew when the five-acre minimum lot size was required and when this parcel was subdivided? Ms. Shick stated that the five-acre lot size is not required and the property was subdivided by the property when it was sold because it has a road down the middle of it. Ms. Foster stated that there are so many variance requests that it just seems problematic. Mr. Miller noted that it seems that there are other problems other than just the septic.

Vic Laubach, 968 St. Matthews Road stated that when she lived at 1211 Hollow Road, she would mow the property; the ground went straight down, and you could see the water running underneath that.

Mr. Otteni stated that it is important for the stream delineation to be updated, the wetlands should be updated; and to provide an environmental resources survey. Ms. Foster stated she feels that the Planning Commission should recommend against approval until

After much discussion on the septic system, the Planning Commission was prepared to make recommendations.

MOTION by Ms. Foster to require applicants to submit additional information and recommend against approval as the applicant has not provided updated maps, resources, etc. and the Planning Commission strongly recommends the Zoning Hearing Board require these current documents to consider approval moving forward and to also recommend before considering the application to require approval of the proposed septic system; second by Mr. Martin. *Motion carries unanimously.*

NEW BUSINESS:

Subdivision/Land Development Application – 2330 Horseshoe Trail – Twaddell

- Ms. Shick stated that this is a parcel that the Planning Commission saw before several years ago. It is on the left side of Ivy Lane. This is a two-lot subdivision. One of the issues again is that Ivy Lane is a private road. No action for this subdivision is needed at this point. Waiting on review letters.

Approve Letter on Construction of the Fellowship Trail – Mr. Martin stated that they will need to approve the fact that the Fellowship Trail is consistent with the

goals and objectives of the WV Township Comprehensive Plan. Ms. Shick stated that this would be a letter of support from the Planning Commission to put in with the grant. There is a grant opportunity right now that would provide a great deal of funding for that project.

MOTION by Mr. Otteni that the Chair of the Planning Commission sign a letter of support for the Fellowship Trail; second by Ms. Foster. *Motion carries unanimously.*

REPORTS: None.

BUSINESS FROM THE FLOOR: Ms. Shick noted that all the other Committees have had the opportunity to consider their three-year plans going forward. If there are any goals and objectives that you would like to present to the Township Manager to incorporate into the township budget that he is drafting now, please feel free to send them to John Granger.

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

Meeting adjourned at 8:35 p.m.

Respectfully Submitted,
Kathy Shillenn
Planning Commission Secretary