

WEST VINCENT TOWNSHIP  
PLANNING COMMISSION

November 16, 2017

7:30 PM

Attendance: George Martin, Sara Shick, Gil Lappano, Ted Otteni, Steve Merroth, Township Engineer Bryan Kulakowsky and Township Manager Erica Batdorf and Township Secretary Tammy Swavely.

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

**APPROVAL OF MINUTES:** The minutes of October 19, 2017 were unanimously approved on a motion from Mr. Otteni and a second from Ms. Shick.

**OLD BUSINESS:**

VGK-1 Subdivision: No one was present for the Applicant. Mr. Kulakowsky received an updated plan on November 1<sup>st</sup>. Mr. Kling maintains the position that the lots are not flag lots. Section 505.E.4 says that the driveway length can be waived by the Board, but the definition of a Flag Lot is not clear. If a shared driveway was built it would make more sense than having three driveways next to each other. Other items discussed were the greenway management plan. Mr. Kulakowsky stated that it is now address in the notes. The trail has not been addressed at this time. The commission was not happy with the progress of the plan especially since Mr. Kling informed the Township Office that he would like to go to the Board for final approval on December 4<sup>th</sup>. The plan does not comply with the Township Engineer letter. Mr. Otteni made the motion to recommend to the Board of Supervisors that recognizing that the Engineer has not had time to review the resubmission, and that not all comments from the October 13<sup>th</sup> review letter have not been addressed, the Planning Commission does not recommend the Board approve the current plan. Ms. Shick seconded the motion which carried unanimously.

Sixteen Years, LLC Subdivision: Dave Beideman, engineer for the Sixteen Years, LLC Subdivision Plan reviewed the plan with the commission. This is for a 4-lot subdivision on Tax Parcels 25-4-111 and 25-4-182. There is no Township Engineer review letter at this time. Mr. Beideman described each of the 4 lots which will all be over 20 acres. The back two lots will share a driveway. The one parcel is landlocked but will have a driveway easement. The documents will be provided to the commission when they are completed. This is under a Tier 1 Application. There are trails on the Bryn Coed parcel that adjoins the one lot. Mr. Beideman will add a new connection. Mr. Kulakowsky suggested that he look at Section 2211.B which is the separation of interior lots which he may not have trouble meeting so that he can avoid a Zoning Hearing. Mr. Beideman will be working with French and Pickering Creeks Conservation Trust on a Greenway Plan. There are a number of waivers that he is seeking. The commission stated that conceptually this is a good plan. They will wait for an Engineer Review letter and discuss it at a later meeting.

Hill Subdivision: Bridgit and Glenn Hill were present to discuss their subdivision plan along with their engineer Nick Feola. This is for a 3-lot subdivision including a land swap on Tax Parcels 25-

4-102, 25-4-101.2, 25-4-127. There are 2 new 10 acre lots with a 20 acre parcel remaining. The land swap is with the Nash's so they can have 10 acres in Act 319. Mr. Feola shared that the septic testing was successful. Chester County Health Department has informed him that she will be sending her form soon. Lot 2 has slopes and a wet area so there is only a small space for a home. The November 12, 2017 Township Engineer letter was discussed. Mr. Feola stated that he can address all the comments. He updated the waiver requests per the letter. The Hill's would rather not dedicate the legal Right of Way since it is a Penn DOT road and they will not take it anyway. Mr. Hill feels that asking for 1.3 acres is excessive. Mr. Otteni agreed with him. The commission went through the review letter and waiver requests with Mr. Feola. Ms. Shick made the motion that the Planning Commission recommend to the Board of Supervisors that they approve the Hill Subdivision granting the waiver requests and the plan complies with the November 12, 2017 Township Engineer letter and also approve the waiver request from 611.B.2 along French Creek Road and Hollow Road. Mr. Merroth seconded the motion which carried unanimously.

### **NEW BUSINESS:**

White Subdivision: A new subdivision was submitted for Jean White, 2939 Horseshoe Trail, Tax Parcel 25-3-92.1. This is a 17.8 acre parcel and the desire is to divide it into two parcels. The engineer for the project was present to discuss it with the commission. He stated that the middle of the parcel is wet. Under the Tier 3 Subdivision, there will be a new lot. The septic testing has been completed and a 100' buffer will be around the area. There is a trail with the neighboring subdivision, Wetherill Estates and there will be a trail to tie into it. He will wait to come back after a Township Engineer review letter is submitted. Mr. Kulakowsky stated that the letter is nearly complete with some technical comments. Neighbors were present to view the plan. Mrs. Glaser was concerned with new development and traffic. Ms. Shick informed her that one additional lot is fortunate since the parcel could have more. The engineer stated that there will be no improvements proposed for the new lot. A Greenway Management Plan needs to be on the plan and a waiver from a Historic Resource Study should be asked for.

Maxwell Subdivision: A new subdivision was submitted for Amanda and Timothy Maxwell, 1830 St. Matthews Road, Tax Parcel 25-5-35. There was no one present for the Applicant.

Sketch Plan for 1684 Sheeder Mill Road: This parcel is currently owned by William Cook. In 2003 it was subdivided into three parcels. Greg Wagman came to the commission seeking guidance if he can subdivide lot 3 which is 2.8 acres. Mr. Wagman stated that in 2003 it had 6 development rights. There are 14 acres which represent the greenway for this original subdivision. Mr. Wagman was told that if he subdivides again, he will need to calculate the greenway out and see what is left and to use the current zoning to do a calculation. Questions that are still unanswered are if the greenway was conserved during the 2003 subdivision. He also was told to consult an attorney to find out what he is able to do with the property. He needs to determine his vested rights under the plan and what he can do under current zoning.

Meeting adjourned 9:40 PM.