

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

**December 19, 2019
7:30 PM**

Attendance: George Martin, George Dulchinos, Gil Lappano, Julie Foster, Joe Casey, Ted Otteni, Steve Merroth, Township Manager Erica Batdorf, Kathy Shillenn, Planning Commission Secretary, Bryan Kulakowsky, Township Engineer

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

APPROVAL OF MINUTES: **MOTION** by Mr. Martin to approve the minutes of November 21, 2019; second by Mr. Dulchinos. *Motion carries unanimously.*

PRESENTATION: None.

OLD BUSINESS:

1. **Hankin Group - Request for Modification to Weatherstone Settlement Agreement for WaWa Sign Height** – Neil Fisher, Hankin Group was present to discuss the sign change for the WaWa. Mr. Fisher explained that the sign basically sits in a hole which causes the diesel price on the sign to be blocked. He is asking for the sign to be raised to 17 feet; at present, the sign is 14 feet. Mr. Casey stated that two things made it undecidable last month; one was that he hadn't seen anything to show the numbers and two, the schematic that was provided had no photos; had this been done last month he would have been good. He went out and took pictures himself; he drove all the way down Rt. 202 and saw many different WaWa's all with different configurations. Mr. Fisher is asking the Planning Commission to make a recommendation to the Board of Supervisors to amend the site plan to allow the sign to be changed to 17 feet. Mr. Martin drove all four directions and personally didn't see a problem with the sign. Mr. Martin's inclination is that he knows the Sunoco is higher, but that is only because it's a pre-existing condition. We don't want any more signage; but in light of your concession to lower it from 18 feet to 17 feet, Mr. Martin will not vote against it.

MOTION by Mr. Otteni to make a recommendation to the Board of Supervisors to amend the site plan to allow the WaWa sign to be increased to 17 feet; second by Mr. Dulchinos. *Motion carries unanimously.*

NEW BUSINESS:

1. **Hankin Group - Request for Modification to the DNB Settlement Plan for S&T Bank Sign Replacement** – Mr. Fisher discussed this sign replacement. DNB was just purchased by S&T Bank. This property is also part of the settlement agreement with Hankin and the Township. S&T would like to reface the signs. The S&T sign will be one s.f. smaller than the DNB sign and the base will be wider. Mr. Martin doesn't understand why S&T needs a bigger base. Mr. Otteni stated that he

disagrees; if this is their signature sign he doesn't see a problem with it. Ms. Foster asked what the lumens of the proposed sign are versus the current one. It seems that light pollution would be greater with a white sign. Mr. Martin asked if the DNB sign is lit 24/7. Mr. Martin asked that if the Planning Commission makes a recommendation to the proposal subject to reasonable time limitations that the signs are lit, would that be acceptable? Mr. Fisher feels that would be perfectly reasonable.

MOTION by Mr. Martin to recommend to the Board of Supervisors approval of the plan subject to reasonable time limitations that the supervisors deem appropriate in terms of when the signs are lit; second by Mr. Casey. *Motion carries unanimously.*

2. **Recommendation to the Board of Supervisors for a Planning Commission Representative to the Phoenixville Regional Planning Commission for 2020** - Mr. Martin asked if any members would like to be the Phoenixville Regional Planning Commission Representative. Ms. Foster stated that she would be willing to be the Phoenixville Regional Planning Commission Representative. Ms. Shick stated that according to the Northern Federation Bylaws, West Vincent Township should have a Supervisor representative, a Planning Commission representative and also a citizen representative. The Northern Federation meets quarterly at East Coventry Township on the second Tuesday at 7:00 p.m. Mr. Martin stated that if they absolutely need someone, he will serve.

REPORTS:

BUSINESS FROM THE FLOOR:

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

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Kathy Shillenn
Planning Commission Secretary