

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

**September 20, 2018
7:30 PM**

Attendance: Sara Shick, Vice-Chair, Jim Helm, Gil Lappano, Ted Otteni, George Dulchinos, Township Engineer Bryan Kulakowsky, Township Manager Erica Batdorf and Township Secretary, Kathryn Shillenn. George Martin, Steve Merroth absent

Vice-Chair Shick called the meeting to order at 7:30 PM.

APPROVAL OF MINUTES: Ms. Shick asked the Commission if there were any revisions to the minutes. **MOTION** by Mr. Otteni to approve the minutes of August 16, 2018; second by Mr. Lappano. *Motion carries unanimously.*

OLD BUSINESS:

Weatherstone Commercial Phase II Plan Resubmission - Neal Fisher of the Hankin Group discussed this resubmission; it is still the same plan. He did receive the two letters from Cedarville Engineering and Arro Engineering; both were very clean. Mr. Fisher answered questions from the Planning Commission members regarding lighting, lighting fixtures and parking, addressing some concerns on Lexington Avenue. After discussing the parking and lighting, Mr. Fisher committed to adding two lights to the parking lot. Mr. Kulakowsky stated that there is nothing major in his letter, just some clean-up and clarification. Mr. Fisher would like to leave the meeting tonight with a recommendation of final plan approval; with the resubmission, the township engineer will verify that the items are corrected. Approvals from DEP for sewer, PennDOT and DEP for NPDES Permits are still needed for board signatures for final approval.

MOTION by Mr. Lappano to recommend to the Board of Supervisors approval contingent upon completion of items listed in the Cedarville letter dated 9/17/2018 and the Arro letter dated 9/13/2018 and the provision of the lighting change to the parking lot discussed at the 9/20/2018 Planning Commission meeting; second by Mr. Helm. *Motion carries unanimously.*

NEW BUSINESS:

Kimberton Village District Zoning Petition - Acknowledge Receipt - Carys Levin, 1912 Kimberton Road discussed the zoning petition. Neighbors are concerned that multi-family dwellings are allowed in this zoning district. There is concern in preserving the peaceful, quasi-rural character of the Kimberton Village District. The petition is asking to change the zoning from Kimberton Village District to R2. Ms. Levin answered questions from the Planning Commission members. Ms. Shick asked if the township will examine other alternatives for this request. The Township Engineer and Township Manager will be looking into the pros and cons of changing to R2; they will be at the next Planning Commission meeting and will give a report. There will also be a legal review by the township solicitor.

Brian Curry, 912 Blackhorse Road – Commented on the 5 acre property. The owner of that 5 acre property is Olmschneider and the development plan on the deed shows that it can be broken up into 30 lots.

MOTION by Mr. Helm to acknowledge receipt of the Kimberton Village Zoning Petition; second by Mr. Dulchinos. *Motion carries unanimously.*

PRESENTATION: Update on the Phoenixville Regional DRAFT Comprehensive Plan - Ed Theurkaf – Ed Theurkaf gave a broad overview of the draft Phoenixville Regional Comprehensive Plan of which West Vincent Township is a part of. Mr. Theurkaf introduced Tracy Tagget. Ms. Tagget discussed each of the components of the draft comprehensive plan. Comments regarding the overview are as follows: Mr. Helm asked what the goal of the public workshops is, since the workshops have been taking place for a year now; what will be the target date of the next meeting. Ms. Shick asked about townhouses and apartments across from Kimberton Park that was mentioned earlier.

NEW BUSINESS cont'd: Ms. Shick commented that the Park & Recreation Committee submitted their proposed plan for Bryn Coed Park this past Monday. On Tuesday, the Board of Supervisors met to walk Bryn Coed Park. Ms. Batdorf stated that the township must have two trail connections completed by late fall per the conservation easement; the parking lot must be completed in 18 months, and the demolition is imminent. Ms. Shick also mentioned that the Board of Supervisors will vote on the Historic Commission Ordinance on October 15th meeting.

REPORTS: None

BUSINESS FROM THE FLOOR: None

There being nothing further to discuss, a **MOTION** was made by Mr. Otteni to adjourn; second by Mr. Dulchinos. *Motion carries unanimously.*

Meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Kathryn Shillenn
Township Secretary