

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

October 18, 2018

7:30 PM

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

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

APPROVAL OF MINUTES: Mr. Martin asked the Commission if there were any revisions to the minutes. **MOTION** by Ms. Shick to approve the minutes of September 20, 2018; second by Mr. Otteni. *Motion carries unanimously.*

NEW BUSINESS:

1024 Pottstown Pike Land Development - Chris Daily, Civil Engineer with D.L. Howell & Associates presented a Land Development Plan for 1024 Pottstown Pike. Mr. Daily explained the applicant is proposing to construct a 936 square foot building addition, construction of ten parking spaces, and the construction of a stormwater basin BMP for Orange Realty Group for the purpose of establishing a dental office. Mr. Kulakowsky indicated that he had issued a review letter in addition to Cedarville Engineering regarding zoning. Mr. Kulakowsky indicated that the applicant is seeking a number of waivers of relief from the requirements of the West Vincent Township Ordinances. He expressed he has no issues with the relief being sought but requested a formal relief report outlining the specific relief needed.

Mr. Kulakowsky noted that in Cedarville Engineering's zoning review a letter has been provided by the Fire Chief of Ludwig's Corner Fire Company regarding Interior Circulation and Emergency Access. The Fire Chief has provided a list of conditions in his review letter to meet their requirements. Mr. Daily has no issue in meeting the conditions of this requirement. Mr. Kulakowsky pointed out that the Chester County Health Department issued a letter approving the use of the existing on lot sewage system. Additionally, if a well permit is required for the project, it will be forwarded to the Township. Mr. Kulakowsky also reviewed the zoning comments regarding landscaping and screening. Mr. Daily has no issue in meeting the landscaping comments regarding the number of trees, shrubs, and required size. Mr. Daily indicated he has applied for the required PennDOT Highway Occupancy Permit to approve the plan related to adequate sight distance related to the proposed driveway widening.

Mr. Kulakowsky presented his engineering review letter and commented there are no major issues, but he has asked for a number of clarifications that can be worked out between he and Mr. Daily regarding plan details such as adding notations identifying the

site as a historic resource, meeting the Township Ordinance's drafting standards, and adding applicable stormwater management requirements to the plan.

Ms. Shick indicated that the Township's Ludwig's Corner Master Plan highlights the goal to provide for pedestrian connectivity of properties in this general location at Rt. 100 and Rt. 401. Given the Weatherstone development the Township may want to encourage the property owner to provide an easement to allow for access should a sidewalk be installed, by others, if a future pedestrian connection was installed along Rt. 100 at 1024 Pottstown Pike. Mr. Daily will share this request with the applicant. The ten foot easement, outside the Right of Way, within their property, could be offered by the applicant for this future purpose. Mr. Daily will coordinate with Mr. Kulakowsky regarding outstanding items in his review letter and come before the Commission to request plan approval in November.

Kimberton Village Zoning District Petition - Mr. Kulakowsky commented that he is reviewing the Kimberton Village Zoning District Petition submitted to the Township in August by resident, Carys Levin, 1912 Kimberton Road, and analyzing the differences between the regulations in the Kimberton Village Zoning District and R-2 Zoning District in West Vincent Township. A majority of the residents living in the District have presented notarized copies of the Petition requesting that the current zoning change to R-2 to reduce the possibility of multi-family housing development. Mr. Kulakowsky will be conducting a theoretical density calculation of the two largest parcels in the Kimberton Village Zoning District. Mr. Kulakowsky will plan to present these findings at the next Planning Commission meeting. The Township office will notify the representative for the Petition in advance of the November meeting regarding this presentation.

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 8:50 p.m.

Respectfully Submitted,

Erica L. Batdorf
Township Manager