

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION**

**September 19, 2022 7:00PM**

Attendance: George Martin, Chair, Ted Otteni, Vice Chair, Art Miller, Jesse Miller, Julie Foster, Chelsea Bellay, Barbara Dunn Mueller, Ed Latshaw, Township Engineer, Kathy Shillenn, Planning Commission Secretary

Also present: Sara Shick, Planning Commission Liaison

Mr. G. Martin called the meeting to order at 7:00PM.

**APPROVAL OF MINUTES: MOTION** and second have been to approve the minutes of August 18, 2022. *Motion carries 4-0. Mr. G. Martin and Ms. Bellay abstained.*

**PRESENTATION:** None.

**OLD BUSINESS:**

**NEW BUSINESS:**

**Review Subdivision/Land Development Application for Camp Innabah, 15 Bertolet Road - Lot Line Change** - Mike Bercek, Bercek & Associates was present to review and discuss the plan. This is a minor subdivision plan that includes four properties located within three townships, South Coventry, East Vincent, and West Vincent. The purpose of the subdivision is to subdivide Parcel A Church Camp from Lot 1 lands of the Church and join Parcel A in common deed with Lot 2 lands of Stephen Gretz. There will be no construction, development or earth disturbance is planned on any of the properties. Mr. Bercek stated that he did receive a review letter from Mr. Latshaw and will address the comments. Mr. G. Martin asked if there was any consideration to opening any trails in the off season.

Mr. Latshaw stated that this is a simple subdivision with 98% of the land in other townships. There will be no changes in West Vincent Township. As noted by Mr. Bercek, he will address the comments made by Mr. Latshaw in his review letter.

**MOTION** by Mr. Otteni to recommend to the Board of Supervisors to approve the Minor Subdivision/Land Development Plan for a lot line change for 15 Bertolet Road; second by Mr. G. Martin. *Motion carries unanimously.*

**Discussion of Chester County Planning Commission Review Letter - WVT Forest Protection Ordinance** - The Chester County Planning Commission, in their review letter, were asking for

more limitations to steep slopes and a two-tiered riparian buffer. Ms. Shick stated that the Planning Commission should wait until the Phoenixville Regional Planning Commission review letter is received. The Planning Commission should receive the review letter by the end of the month. The Chester County Planning Commission is recommending adopting the Forest Protection Ordinance with their recommended revisions for steep slopes/riparian buffer.

**Discussion of Chester County Planning Commission Review Letter – LVCC - Ludwig’s Village Center Commercial District Provisions** –Ms. Shick read comments from Ed Theurkauf. Mr. Theurkauf suggested that the township recommends adoption without specifically referencing ethnic establishments as a land use. It is relevant to consider that the township is not imposing additional regulation of these uses but is identifying them as unique in nature and are deserving of consideration by landowners and developers. Chester County Planning Commission is concerned with the size of grocery and farmers markets. Mr. Theurkauf’s recommendation is that the township adopts both of the ordinances unchanged. Ms. Foster asked if we could use specialty market or grocer instead of ethnic market.

Julia Braendel – Flowing Springs Road asked what specialty market means. Ms. Braendel commented that to keep the larger grocery stores out, you should limit the square feet.

**MOTION** by Mr. G. Martin to recommend to the Board of Supervisors to approve the proposed changes to LVCC Ludwig’s Village Center Commercial District Provisions and that the Supervisors consider the comments by the Chester County Planning Commission; second by Mr. Otteni. *Motion carries unanimously.*

**Stormwater Ordinance Update** – Mr. Latshaw noted that last month he gave an overview of the current stormwater ordinance is, what triggers it and how it performs. The ordinance must be amended for two reasons. One, the county issued a new model ordinance; the county oversees the stormwater with Act 167. Every municipality in Chester County must meet the minimum standards of the model ordinance. The county updated their model ordinance and provided a lot of mandates, they also provided a lot of suggestions and Mr. Latshaw was directed to provide more stringent regulations. Last month Mr. Latshaw also gave an overview of the more stringent regulations that were going to be implemented.

Last week, Mr. Latshaw issued the marked-up edits. The text to be deleted is in red. The text to be added is in green with underlines. Mr. J. Miller asked if there was a way to differentiate which additions are the more stringent items. Mr. Latshaw remarked that right now there is no way to differentiate that. Mr. Latshaw then discussed the more details of the ordinance.

Mr. Otteni stated that we should not penalize new development when the old development is what causes the problems. He feels a lot of the drainage problems are the roads.

**MOTION** by Mr. G. Martin to recommend to the Board of Supervisors to approve the Stormwater Ordinance Amendments; second by Mrs. Bellay. Mr. Otteni would like to table this discussion until next month.

**MOTION** by Mr. Otteni to table the stormwater discussion until next month; second by Mr. G. Martin. *Motion carries unanimously.*

Mr. G. Martin asked if there could be a different color for mandatory. Purple will be more stringent details. Green will be the mandated details.

Julia Braendel, Flowing Springs Road commented that these stormwater problems have been going on for years and years. How do you go back or how do you manage these issues?

**Green Building Codes Discussion** – Ms. Foster discussed. She was keeping a list of things to do. One would be electric vehicle parking. Mr. Otteni feels the township should have a mandate for EV charging stations. Mr. Reinbold from the Sustainability Committee stated that they have a draft clean energy transition plan for both municipal facilities and one for the community. One area of the plan for development will involve the development of a solar energy ordinance. Mr. Reinbold discussed other items they are working on regarding development of the ordinance. Mr. Reinbold stated that he could use the Planning Commission’s help to develop items for the solar energy ordinance. A brief discussion on this issue continued.

Julie Braendel, Flowing Springs Road asked if you could make money on EV charging stations. Mr. Reinbold and Mr. Otteni stated yes.

Ms. Shick as Ms. Foster if she has found any model ordinances. Ms. Foster said she thinks that she did.

Mr. Latshaw stated that one of the important things to do if you want to mandate solar ready is to apply to L&I to review the ordinance to adopt the Green Building Codes. Mrs. Bellay asked if there will be a consideration to whether solar will work on your parcel. Mr. Martin stated that there are barriers to homeowners putting in solar. There is litigation nationwide on this issue.

Ms. Foster also brought up Net Zero Carbon of new development. She wanted to put this on the township’s radar. This might be something the township could do for large new developments.

Ms. Foster also discussed the A+ Housing. There is zero affordable housing in our township. Ms. Foster thinks the township should mandate that new developments have this. Also, to look at accessible housing.

Julia Braendel asked how much a home would cost. Single family homes, townhomes? A discussion on this subject followed. Mr. Latshaw suggested that the Planning Commission ask

the Chester County Planning Commission to come to a meeting to discuss their A+ housing program.

Julia Braendel, Flowing Springs Road stated that West Vincent Township does not need that type of housing in the township. Mr. G. Martin stated that he does not feel that this type of ordinance will work in this township. He is open to having the Chester County Planning Commission come to a meeting to discuss this type of housing.

**Acknowledge Receipt - Zoning Hearing Board Application for Honey Brook Properties** - This is an appeal for a prior zoning decision on this property.

**Business from the Floor** - None.

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

Meeting adjourned at 9:35PM.

Respectfully Submitted,

Kathy Shillenn  
Planning Commission Secretary