

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION  
AGENDA  
June 16, 2022                      7:00 PM**

**CALL MEETING TO ORDER**

**CORRESPONDENCE/MINUTES**

Approve Minutes of May 19, 2022

**OLD BUSINESS**

**NEW BUSINESS**

**Zoning Hearing Board Application - Acknowledge Receipt - 3924 Powell Road - Facciolo -**

This application has been before the ZHB in June 2021. The application was denied. The applicant is seeking variances from 2201.B – Side Yard and Rear Yard Setbacks for Accessory Buildings and Structures over 500 sq. ft. and 505.G.5.b – Dimensional Standards for Tier IV Subdivisions, Yard Regulations. This is to permit construction of a swimming pool, pool equipment, decking and landscaping which will encroach approximately eight (8) feet into the required thirty (30) feet rear yard setback. **The Planning Commission can choose to have representation at the ZHB to either support the application, deny the application, or do nothing and let the ZHB handle the decision without PC comments.**

**Zoning Hearing Board Application - Acknowledge Receipt - 942 St. Matthews Road - Kreger**

- This application is seeking a special exception to the terms of Sections 1705 (c) and 2602 - This is an expansion of the pre-existing nonconforming use of the lot for residential purposes. This residential use predates the passage of the Ordinance regulating steep slopes. This nonconforming use is located centrally to the prohibitive slope district part of the lot. The proposed expansion of the nonconforming use is less than 1000 sq. ft. **OR** A request for the variance from the terms of Section 1704 (c) Steep Slope Conservation District - The overall impact of the size of the requested deviation from the prohibitive Steep Slope District is de-minimis and will have no impact upon the neighborhood. **The Planning Commission can choose to have representation at the ZHB to either support the application, deny the application, or do nothing and let the ZHB handle the decision without PC comments.**

**Minor Subdivision/Land Development Application - 595 Fellowship Road - Spackman**

- The Planning Commission started to review this application at the May Planning Commission meeting. The township has now received the Township Engineer's and the Chester County Planning Commission's review letter for this application.

**Trail Plan Map Narrative (Draft) Review**

– Ed Theurkauf, Theurkauf Design and Planning will receive comments and answer questions regarding the Draft Trail Plan Map Narrative. This will be the public review prior to revising the Plan and preparing the second map called for in the project, the West Vincent Plan for the future of our trail system and connections to neighboring municipal and regional trails.

**Discussion of Proposed Changes to Ludwig's Corner Master Plan**

– Ed Theurkauf will also be discussing the proposed changes to the Ludwig's Corner Master Plan.

**Update of the Township's Stormwater Ordinance**

– Ed Latshaw will give a short update on the Ordinance.

**REPORTS**

**BUSINESS FROM THE FLOOR**

**ADJOURN**