

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION**

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

Attendance: Ted Otteni, Julie Foster, Barb Dunn-Mueller, Art Miller Ed Latshaw, Township Engineer, Kathy Shillenn, Planning Commission Secretary; Jesse Miller, Chelsea Bellay, George Martin -- absent

Mr. Otteni called the meeting to order at 7:10PM.

**APPROVAL OF MINUTES: MOTION** and second were made to approve the minutes of March 17, 2022. *Motion carries unanimously.*

**PRESENTATION:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Subdivision/Land Development**

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

Andy Miller, Hopkins & Scott discussed this application. This is a 5-acre site, and the applicants would like to develop this site into two lots. The applicants will live in the original home, and they plan to build a second home for their daughter. The applicants have elected to have the Subdivision Plan reviewed before they submit an application to the Zoning Hearing Board for a variance for a stream buffer. The township engineer and the Chester County Planning Commission have not sent in their review letters as of this meeting. A variance might also be needed. This will come back before the Planning Commission after review letters are received.

**Zoning Hearing Board Application Acknowledgement - 2084 Flowing Springs Road -**

**Markiewicz** - The Planning Commission acknowledged receipt of application. This is for the installation of an in-ground swimming pool. The Zoning Hearing is scheduled for May 26<sup>th</sup>. The applicants are requesting a variance from Section 2222.A.3 - Swimming pools and structures, including walkways or paved areas shall not be located in any required setbacks. After a short discussion a motion was made to be considered at the Zoning Hearing.

**MOTION** and second were made to propose a finding of fact that there is no other feasible location to building on the site and to discuss with the applicant the possibility of a potential trail along the rear of the property line.

*Motion carries unanimously.*

**Assignment of Remaining Portions of the Hankin Settlement Agreement and Related Agreements** – Ms. Shick explained this. There was a resolution approved at the Board of Supervisors meeting to transfer to Hampshire Properties the remaining portions of the Hankin Settlement Agreement. Hampshire Properties is buying the undeveloped portions of Weatherstone II, including the WaWa, Day Care and the property around S&T Bank. Hampshire Properties agreed that they will build out the plan for the big apartment building that Hankin did not build and they have a retail space agent that will also be marketing the vacant retail space.

**Draft Trail Map Discussion** – Ms. Shick discussed the Draft Trail Map. Ms. Shick asked the Planning Commission to review and give their comments on the Draft.

**Business from the Floor** – Ms. Shillenn notified the Commission that John Bowen, who purchased 1972 St. Matthews Road has withdrawn the subdivision plan.

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

Meeting adjourned at 8:35PM.

Respectfully Submitted,

Kathy Shillenn  
Planning Commission Secretary