

WEST VINCENT TOWNSHIP
PLANNING COMMISSION

July 22, 2017

7:30 PM

Attendance: George Martin, Sara Shick, Jim Helm, Ted Otteni, Steve Merroth, Township Engineer Bryan Kulakowsky, Township Manager Erica Batdorf and Township Secretary Tammy Swavely.

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

ADMINISTRATIVE:

APPROVAL OF MINUTES: The minutes of June 15, 2017 were unanimously approved on a motion from Mr. Otteni and a second from Ms. Shick.

NEW BUSINESS:

Weatherstone Day Care: Neal Fisher, The Hankin Group submitted a sketch plan for a daycare in the Weatherstone subdivision. He is looking to take some of the parking area in the far corner near the library and construct a Day Care Center. That area is overflow parking that is not used and the daycare would be a tremendous use for the area. He submitted a sketch plan and the Township Engineer has written a review letter. Mr. Fisher stated that he will comply with all the comments in the letter. There are currently 190 parking spaces and he will need to remove 42. Zoning requires 103 parking spaces for the library and that will leave 128. Circular access was discussed. Mr. Fisher will check, but currently there are no issues. A sidewalk was discussed. Mr. Fisher agrees that a pedestrian connection is vital to the sight. He will do some research and see what can be done. There will be a reduction of lights since some parking lot lights will be removed. The plan currently has enough space for 130 students and 20 employees. This will be returning to the Planning Commission during the Land Development stage. The commission was happy to see this use in the Township.

Weatherstone Town Center: A Planning Module for sewer services has been submitted to the Township. This has been reviewed by the Township Engineer and he recommends that the Planning Commission complete form 4A so that the applicant can prepare it to send to DEP. Mr. Fisher discussed this with the commission. DEP has approved the current plan, but there is a modification which does not increase the flow. Mr. Martin asked if there is sewer capacity reserved for outside of Weatherstone. Mr. Fisher showed a map of the sewer approvals. All of it is on Hankin development and the elementary school. After some further discussions, Ms. Shick made the motion to approve the signing of the 4A for the Weatherstone Town Center. Mr. Otteni seconded the motion which carried unanimously.

Ms. Shick stated that she was at the recent Park and Recreation Commission meeting and they have a concern about the installation of trails and the timing of them in new subdivisions. She feels that the issue should be addressed by the Zoning Ordinance. Mr. Kulakowsky stated that he

will address it in the future by requiring an escrow for trail installation. This will make sure that the trails are installed as per the plan. He will also ask for it to be done as soon as possible. There really is no need to revise the Zoning Ordinance if it is done this way.

Mr. Helm asked about the timeline for Sunderland Avenue approvals. Mr. Kulakowsky stated that they are revising their plan and will resubmit it. His review letter will be sent to the commission, but it will not be back for a recommendation since that was already done at the last meeting. It will be up to the Board of Supervisors for a Decision.

Meeting adjourned 9:00 PM.