

WEST VINCENT TOWNSHIP
PLANNING COMMISSION

August 17, 2017

7:30 PM

Attendance: Sara Shick, Jim Helm, Ted Otteni, Steve Merroth, Bill Dietrich, Gil Lappano and Township Secretary Tammy Swavely.

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

ADMINISTRATIVE:

APPROVAL OF MINUTES: The minutes of July 22, 2017 were unanimously approved as corrected on a motion from Mr. Helm and a second from Mr. Merroth.

OLD BUSINESS:

VGK-1 Subdivision: Vince Kling was present to discuss his subdivision for VGK-1. This is a family trust he created in 2007 and his property is in it. He conveyed all but seven (7) development rights to the Township in 2007. He also agreed that these lots will never be further subdivided. The property is in Act 319 and since the law has changed if even one lot would go out of Act 319, all of the lots would have to pay back taxes. The property is 90 acres and this subdivision is for seven lots with one being his existing home. The plan he submitted is two pages. One summary and another a title plan. Mr. Kling discussed the old ½ mile race track in the center of the parcel. In the 1960's when this was installed it had a lot of dirt moving, so the soils are not consistent in that area. It is has a wetland area now. He has hired a soil scientist who has been onsite three times. Ms. Shick asked if there was going to be any environmental protection on the land and Mr. Kling told her no. There is also no need for an open space plan since each parcel is at least 10 acres and the owner will manage it themselves. Mr. Kling will revise the plan per the Township Engineer comments and resubmit. He can come to the next Planning Commission meeting in September. Things that will be addressed in the next plan is that there will not be any common driveways. All things will be put off until the building permit stage. Concrete monuments will not be installed until that time also since Mr. Kling is not in a hurry to sell the lots and plans to farm them until they are sold. Mr. Kling stated that this is just a subdivision and not land development. He hopes the Planning Commission will take that into consideration when voting on a recommendation.

NEW BUSINESS:

Maxwell Sketch Plan: Jerry Miller came representing Amanda and Timothy Maxwell who are interested in subdividing their 57 acres into two lots. He prepared a sketch plan and discussed it with the Planning Commission. Ms. Shick asked if the lots will be protected from further subdivision. Mr. Miller stated he will ask. A trail was discussed that goes through that they would like to see it delineated on the plan. Mr. Maxwell will submit a plan and go through the process and be back to talk to the Commission.

Ag Security Renewal: Every seven years the West Vincent Agricultural Security Area gets renewed. Everyone in the area gets a letter to see if they would like to remain or not or even add additional parcels. As a result, three parcels will be added, none removed. The Ag Security Area Committee reviewed these parcels and voted to move them forward in the approval process. This gets reviewed by the Chester County Planning Commission and the West Vincent Planning Commission before it goes to the Board of Supervisors for a hearing. There is no tax advantage to being in the area, it is protection from zoning and nuisance calls. Mr. Dietrich made the motion to recommend to the Board of Supervisors that they approve the Ag Security Area with the additional three parcels. Mr. Merroth seconded the motion which carried unanimously.

REPORTS:

Jim Helm reported from the EAC that they are working on several initiatives. A proposal will be going to the Board asking for them to apply for a grant to work on the Zoning Ordinance to look at forestry and tree revisions. They would like to have a workshop looking at the Zoning Ordinance and how it relates to Historic Structures.

OLD BUSINESS:

Bryn Coed: Sara Shick stated that she feels that the Commission had an oversight during the review of the Bryn Coed subdivisions. She stated that a right of way for a potential sidewalk/trail easement could have been asked for. Not installed, just be on the plan in case a future need is there. The easement could be all along St. Matthews Road as the Multimodal Plan calls for. Mr. Dietrich stated that he remembers discussing it with Brian Sundermeir and that he would take it under advisement. The Commission did not follow through on that and maybe it is not too late. After some comments from the audience, the Commission determined it should write a memo to Natural Lands and ask for this. Sara and Bill will draft a memo and circulate it to others.

Cell/Data Tower Ordinance: Ms. Shick asked everyone to review what has been provided to them to discuss it at the next meeting. In the meantime she will research the Zoning Ordinance to see where cell towers are mentioned.

Riparian Buffer Zoning Review: Ms. Shick stated that she is working with Natural Lands to mark up the Zoning Ordinance for changes regarding riparian buffers. When it is complete the Commission will get to review it.

PRD Overlay: Ms. Shick reminded everyone that the RM use is still out there waiting. She would like everyone to review the PRD overlay which states that anyone with 100 acres of contiguous property can have high density zoning. She would like the Commission to consider removing this from the Zoning Ordinance since she feels that it is not necessary to have. This can be an agenda item next month.

Meeting adjourned 9:00 PM.