

WEST VINCENT TOWNSHIP
PLANNING COMMISSION

August 16, 2018
7:30 PM

Attendance: Sara Shick, Vice-Chair, Jim Helm, Gil Lappano, Ted Otteni, Township Engineer Bryan Kulakowsky, Township Manager Erica Batdorf and Township Secretary, Kathryn Shillenn. George Martin, George Dulchinos, Steve Merroth absent

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

APPROVAL OF MINUTES: Ms. Shick asked the Commission if there were any revisions to the minutes. **MOTION** by Mr. Lappano to approve the minutes of May 17, 2018; second by Mr. Helm. Mr. Otteni abstained. *Motion carries unanimously.*

OLD BUSINESS:

Maxwell Subdivision Resubmission – Mr. Kulakowsky gave the Commission an update on the Maxwell Subdivision Resubmission. The Planning Module has been submitted to the County Health Department and the County Planning Commission for review; it will be before the Planning Commission next month. Ms. Shick stated that she didn't see a response to the Planning Commission comments. Mr. Kulakowsky stated that a Planning Module is needed due to the property being in a watershed. Ms. Shick commented that the Maxwell's should put in a trail connection since the Planning Commission required that Birch Woodstone Homes create a trail connection. The Planning Commission also asked the owner's representatives to do a conservation easement on the two parcels against future subdivisions. Ms. Shick asked for this to be reviewed to see if that has happened.

NEW BUSINESS:

Pomanto Minor Subdivison/Lot Consolidation – The property owner's representative, Ted Gacomis of E.B. Walsh & Associates, explained this as a lot line consolidation. This will allow parcel boundaries to coincide with the municipal boundary between West Vincent Township and Upper Uwchlan Township. No construction or improvements are proposed. Mr. Kulakowsky stated that Arro Engineering doesn't object to any of the waivers that are requested. The only question was whether the township will accept the offer of additional right-of-way footage.

MOTION by Mr. Otteni to recommend to the Board of Supervisors they adopt the plan with the acceptance of the right-of-way in front of parcel 25-6-58.1 on Blackhorse Road and grant all waivers as requested; second by Mr. Lappano. *Motion carries unanimously.*

Weatherstone Commercial Phase II Resubmission – Neal Fisher, of the Hankin Group, discussed the resubmission, which is the residential portion. There was a slight modification made which was shifting the pool/clubhouse area closer to the residential area. Mr. Fisher noted that they concur with the Sustainability Committee

recommendations on the use of native plants. As far as organic lawn control, they have had problems with it and do not use it. Mr. Lappano asked if Downingtown National Bank has had any input. Since there is a common driveway, it seems to be used as a cut through. Mr. Helm asked if there are any other changes. Mr. Fisher stated that once Phase II is started they will be building out the trail network. Mr. Lappano asked how many parking spaces will be used for the 10 unit buildings.

Harriet Stone, 1645 Birchrun Road commented that she learned yesterday that WaWa is very interested in keeping designs in the neighborhood design context. Mr. Fisher stated that they are carrying the theme from Weatherstone all the way out to Route 100. Mr. Helm asked if there will be any adjustments to the signage as well. Mr. Otteni asked if there is a way to keep the sidewalks straighter.

Natural Lands Trust - 1805 Flint Road Parking Lot Land Development - Brian Sundermeir introduced Dave Sanders, of Site Engineers, on behalf of Natural Lands Trust. They discussed the land development for a 40 space parking lot. Ms. Shick asked if they will be adding horse trailer parking. Mr. Sundermeir stated that the goal here is to hope for a soft opening this fall. This is the first of a couple of other parking lots. Mr. Sanders noted that there were a lot of comments from Arro Engineering; nothing will change the design of the parking lot. Mr. Sundermeir stated that after receiving Arro Engineering's letter and the Zoning Officer's letter, a resubmission was brought into the township earlier this afternoon. Mr. Helm asked why Natural Lands is putting the lot on this piece and how far a walk it is to various trails. Mr. Sundermeir stated that it wasn't practical on the other side; this side gives a lot more flexibility. He already had a preliminary meeting with Ms. Batdorf and Chief Swininger. Ms. Batdorf stated that the township is repaving Flint Road so that it can realign the township's interests. They then can partner with Natural Lands and work through the crosswalks. Mr. Kulakowsky noted that plans will need to be submitted for the crosswalks. Mr. Helm asked how complicated are the crosswalks and if they are handicap accessible. Ms. Shick commented that she was disappointed that the EAC recommended taking down the equipment shed.

Mr. Kulakowsky stated that Natural Lands has addressed his letter. He noted that there are three major items to bring to your attention; the greenway, site distance and trails on the property. Mr. Helm asked if there are issues with no trailer parking; Mr. Kulakowsky stated that the parking lot is only currently designed for 40 car parking spaces. Mr. Helm thought it was for equestrian access as well. It's an evolving process. Mr. Sanders commented that he does not have issues with the comments from Mr. Kulakowsky. Mr. Kulakowsky stated that if the comments from the letter are cleaned up, he has no problem with a conditional approval.

MOTION by Mr. Helm to recommend to the Board of Supervisors conditional approval of the land development plan subject to all comments of the engineer letter dated 8/13/18 being addressed; second by Mr. Otteni. *Motion carries unanimously.*

Ms. Shick asked if there are any specifications as to what plants are put into the rain garden.

REPORTS: None

BUSINESS FROM THE FLOOR: Ms. Batdorf discussed Distributed Antenna Systems, (DAS). There was a court case that came down and DAS is now considered a public utility. We are waiting for guidance from our solicitor. Now that they are considered a utility, companies are granted similar permissions to install equipment in Township right of ways to other utilities. Mr. Otteni stated that he has some experience with DAS's and they blend in quite well with their environment. Mr. Kulakowsky stated that we did receive one zoning application for a DAS system that was rejected.

Meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Kathryn Shillenn
Township Secretary