

**West Vincent Township
Board of Supervisors
Workshop**

March 2, 2020 7:00 PM

Attendance: Mike Schneider, Chairman, Bernie Couris, Vice Chair, Sara Shick, Member, Erica Batdorf, Township Manager, Kathy Shillenn, Township Secretary

Chairman Schneider called the Meeting to order at 7:00 p.m.

Presentations:

The Pulte Group - Promenade at Chester Springs - Bill Creeger, Pulte Homes and Dan McKenna, Deal Howell and Alyson Zarro were present to discuss the Promenade at Chester Springs. This property is located on Route 100 by the Hardware Store, which was purchased from Pettinaro. Pulte is in due diligence right now; the property was previously presented as a single family plan. The plan was modified and presented at a staff meeting a couple of weeks ago. Based on feedback that was received at the staff meeting, he came out of the meeting with a to do list, i.e. density, sanitary sewer, trail networks, connectivity to commercial. He generated a concept plan which are front loaded townhouses. The concept plan was generated to maximize density on the 21 acre parcel which is adjacent to the Courts of Chester Springs. Mr. Creeger also stated that he contacted Bucks County Water & Sewer Authority and received an informal ballpark figure on how much sewer capacity is available at the sewer plant to the north of this project.

Ms. Shick stated that she can't imagine that she said anything that would encourage that she thought higher density on that site was better. She said that we needed commercial and mixed use. She was sure she did not say come back with higher density residential. Mr. Creeger stated that he thought that what was discussed was mixed use and commercial and the comprehensive plan. Ms. Shick stated that Mr. Creeger was very clear that Pulte only builds residential, not mixed use developments. Ms. Shick said that the Promenade at Chester Springs was designed and approved as mixed use, including the 55000 sq. ft. grocery store. Mr. Creeger also stated that the comprehensive plan that was put together is already overburdened with commercial. Mr. Creeger thought that the single family plan wasn't the best plan. Ms. Shick stated that they should look at the Ludwig's Corner Master Plan, particularly the walkability. This plan shows no connections. Mr. Creeger stated that it does. Ms. Shick stated that the Landscapes 3 calls this a rural center, a village center. Villages are not all houses; they also need shops, restaurants, public amenities. Mr. Creeger agrees that there needs to be a good combination of residential and commercial in the entire Ludwig's area. There are not enough roof tops to support commercial. There are some restraints to this property, such as being limited to 15000 gallons a day for sewer. That is why they went from 90+ townhouses to 85 townhouses.

Mr. Creeger went over some highlights of the plan such as 17 acres for the housing units and the additional 3 - 4 acres for the stormwater basin. He increased the distance from Route 100 to the backs of the townhomes, revised the Lexington layout, concrete public walks on both sides of the

community, added an emergency access, added a tot lot similar to Courts of Chester Springs, added a mailbox kiosk, added overflow parking spaces in two different places, proposed signage over by Lexington and Route 100. The open space area will be 50% of 21 acres. A buffer was proposed along Route 100 and it will surround the entire parcel. Mr. Creeger noted that today is just about getting feedback. The property will have about 85 townhouses.

Regarding the overall trail plan, there are some opportunities to fill some of the gap to make some connections. These will be two story, 2000 s.f. townhouses over basements. There will be staggered roof lines. Average sale price will be in the high \$300,000's. Mr. Schneider asked if Pulte considered a 55 and older community or is it too small for that. Ms. Shick stated that a comment was made that 85 units would not be big enough to support a pool. There are 186 units right next door, which is also Pulte's property; could the new townhomes use the pool at the other community? Mr. Creeger stated that would present a whole set of other problems with the HOA. Pulte could not enforce the community with the pool to allow another community to have access. Ms. Shick asked what amenities this community would want. Mr. Creeger stated that it would be just the tot lot, not a pool or three seasons room.

Suzanne Nastase, 120 Windgate Drive asked what impact this new community would have on schools. Mr. Creeger stated that it is too early in the process to be able to tell.

John Eldridge, 1634 Hilltop Road stated that at one time it was 2.4 children per unit. Is that an old number?

Ms. Shick asked if they had any lower price options. Mr. Creeger stated that due to the land values in this area it would very difficult to lower the costs.

Brian Curry, 512 Blackhorse Road asked if the roads are going to be dedicated to the township or the HOA.

Mr. Schneider stated that he would think that \$380,000 would be affordable housing.

Dorothy Lynn, 714 Sun Valley Court commented that when she bought her home the realtor told her that the wooded area would not be developed. Does this area have to be developed? There is not a lot of woods left. What about the wildlife? Mr. Creeger stated that there is a conditional use agreement in place right now for this to be a commercial area, so there would be a lot less green space than what Pulte is proposing. Ms. Shick stated that the conditional use was granted based on it being mixed use. The previous board allowed Hankin to cut the commercial space in half at the Weatherstone commercial area and Ms. Shick would not like to see the township lose the commercial potential to 85 townhouses. Ms. Lynn also stated that the only way to get into this development is through Lexington; this will create a lot of traffic right by her. Mr. Creeger stated that traffic studies will be done later on to warrant what would be provided. Ms. Lynn asked if there are plans to put a stop sign or a traffic light anywhere. Mr. Creeger stated that there is a traffic light proposed at Lexington and Route 100.

Martha Thomae, 89 St. Andrews Lane asked how many extra cars this would bring. She is concerned about the increase in the traffic. The traffic there now is absolutely horrible. Mr. Creeger stated that commercial properties warrant more traffic versus residential properties which warrant less.

Ms. Shick asked what kind expectations do you anticipate Ludwig's Corner will be offering to the residents. What amenities will be offered? Ms. Shick stated that in the Township's Sustainability Plan, one of the goals is to reduce vehicle miles driven. What will be at the Weatherstone Commercial that will be offering something to the residents? Mr. Creeger stated that once they know what will be in the Weatherstone Commercial, they will offer this in their sales brochures.

Community Day Update, June 13th – Ms. Batdorf stated that we have a date of June 13, 2020. Jen Hillegas from the Park & Recreation Commission gave the update. She, Suzanne Nastase and Belle Holderness are working on Community Day. They decided that they would sandwich the Community Day between Owen J. Robert's graduation and Father's Day. The time has been pushed back and will be 10 am to 3 pm. The 5K will be closer to the start of the Community Day. Right now we are in the process of getting vendors. We would also need to get a waiver of park rules to allow pony rides. If anyone is interested in helping, we are in need of volunteers.

Earth Day Planning Update – Peter Reitmeyer gave the update. This year will be the 50th anniversary of Earth Day. There is a group that has gotten together to plan the first annual Earth Day Celebration; the date will be 4/18/20 with a raindate of 4/19/20. What is proposed now is stream and road cleanup. There will be a waiver required. There will be a week leading up to the date where residents can stop by the township and sign the waiver and pick up the cleanup supplies. The police have offered additional assistance in some areas. There will be an educational component as well. At the end of the day, we will meet at Flint Road parking lot and have some cookies and lemonade and have a nature walk. It will be promoted through the township website and facebook. Ms. Shick said that the program from which we will be getting materials is Keep Pennsylvania Beautiful. There is also a local Cub Scout group that may participate as well.

Public Comment

Harriet Stone, Birch Run Road commented that she had gone away for a week and is delighted that Sara Shick and Martha Thomae filled her shoes for the amphibian crossing. She also has about a dozen plastic vests that she would be glad to loan for Earth Day Clean Up. Ms. Lynn asked if there will be another night for the amphibian crossing. Ms. Stone feels that there will be more.

Suzanne Nastase, Chair of Park & Recreation Commission stated that recently she had a supervisor inform her that a resolution that was passed to charge money for the installation of public water for the garden was going to be changed this year. Now she is hearing that the charge for the water will be done away with. Parks and Rec has spent many hours last year on this. Mr. Schneider said that must be a rumor. Ms. Nastase said the supervisor told this to her. Mr. Schneider stated that this hasn't even been on an agenda yet. He suggests putting it on the April Workshop Agenda. Ms. Nastase's frustration is why have a Committee when recommendations are agreed upon but then are being changed. Mr. Schneider commented that this should be open for discussion. Ms. Shick stated that she was the supervisor in question and said the fee structure for the garden was approved in January. Ms. Batdorf stated that the fee structure can be changed by resolution at any time; the additional charge for water was not included in the fee structure because the total cost of the water had not been reconciled. We now have the total which is \$5,600. The fee can be assessed at the current rate or changed to reflect the water charge, which was discussed and approved last year by the board. Mr. Schneider stated that the approval for the additional charge was a motion not a resolution. Ms. Batdorf said that we can figure out a creative way to get this done.

Tim Kanavy, Jaine Lane discussed his reverse subdivision which is still not completed. He stated that he has paid over \$6,000 to the township engineer and his engineer just to move a lot line. He just did something with his business in Monroe County with three lot lines and he paid \$100 permit fee and paid a surveyor and it was completed. Why is the township engineer involved in

this in the first place? Mr. Schneider asked Ms. Batdorf why it's like this. Ms. Batdorf stated that Chester County has different requirements as to what they accept as far as municipal approval on lot line changes, consolidations and the like. We have not found a clear path forward outside the subdivision process within our ordinances as they exist today. We do recognize that we would like a less expensive path moving forward and we are working through that. Ms. Batdorf asked Mr. Kanavy if his engineer did change; Mr. Kanavy stated that he had. The township engineer is now working with the new engineer on the outstanding items. Mr. Kanavy stated that he just received another bill. Ms. Batdorf said that if Mr. Kanavy would provide her with invoice numbers, she will look into this further.

There being no further discussion, the **MOTION** to adjourn was brought forward by Mr. Couris; second by Mr. Schneider. *Motion carries unanimously.*

Meeting adjourned at 8:05 PM

Respectfully Submitted,

Kathy Shillenn
Township Secretary