

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION**

**January 20, 2022 7:00PM**

Attendance: George Martin, Ted Otteni, Chelsea Bellay, Julie Foster (virtual), Barb Dunn-Mueller, Jesse Miller, Ed Latshaw Township Engineer, Kathy Shillenn, Planning Commission Secretary, John Granger, Township Manager, virtually –Art Miller - absent

Mr. Martin called the meeting to order at 7:00PM.

**Appoint Chair and Vice Chair** – Mr. Otteni nominated Mr. George Martin for Chair; there were no other nominations offered. *Nomination approved unanimously.*

Ms. Bellay nominated Mr. Otteni for Vice Chair; there were no other nominations offered. *Nomination approved unanimously.*

**APPROVAL OF MINUTES:** MOTION and second were made to approve the minutes of December 16, 2021.

Mr. Martin noted that Barb Dunn is the new appointee to the Planning Commission. Mr. Jesse Miller will continue as liaison from the Open Space Review Board.

**PRESENTATION:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Subdivision/Land Development**

**Final Subdivision Plan – 1972 & 1830 St. Matthews Road Lot Line Change** – Rob Lambert, Site Engineering Concepts, discussed this plan. The proposal is to move ten acres of the Burch property to the Forcine property, formerly the Maxwell property. The ten acres is a restricted parcel. Jeanine McVey, Keller Williams represents John Bowen who is purchasing 1972 St. Matthews Road discussed what her client would like to do on the property. A discussion on this Subdivision followed.

**MOTION** by Mr. Otteni to recommend to the Board of Supervisors to approve the Subdivision Plan contingent on the Maxwell Land Development Plan and legal descriptions being approved by the township solicitor, that amendments are vetted by the township solicitor and subject to

compliance with the LTL review letter of 12/28/21; second by Mr. Martin. *Motion carries unanimously.*

**Acknowledge Receipt of Subdivision/Land Development Plan - 986 and 990 Pottstown Pike - Pothouse/Kimberton LLC Urgent Care** - Receipt of plan acknowledged by the Planning Commission.

**Opalanie Park Grant Application** - Mr. Martin discussed the Opalanie Park Grant County Grant Submission for improvements to Opalanie Park. This will be an application to apply for a matching grant. The township already received a DCNR Grant for \$250,000. Mr. Granger needs a letter of support recommendation from the Planning Commission to submit with the grant application.

**MOTION** by Mr. Martin to support the application to Chester County for a matching grant for Opalanie Park; second by Ms. Bellay. *Motion carries unanimously.*

**Update on Ludwig's Corner Master Plan** - No discussion.

**BUSINESS FROM THE FLOOR** - Ms. Shick noted that the barn on the township property was looked at by a structural engineer and next week a structural engineer with timber frame expertise will be inspecting it.

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

Meeting adjourned at 7:40PM.

Respectfully Submitted,

Kathy Shillenn  
Planning Commission Secretary