

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION**

**June 16, 2022 7:00PM**

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

Mr. Otteni called the meeting to order at 7:10PM.

**APPROVAL OF MINUTES:** MOTION and second have been to approve the minutes of May 19, 2022. *Motion carries 4-0-2 with Mr. Martin and Ms. Bellay abstaining.*

**PRESENTATION:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Zoning Hearing Board Application - Acknowledge Receipt - 3924 Powell Road - Facciolo -**

The Planning Commission has acknowledged the application. This application has been before the ZHB in June 2021 and the application was denied.

**MOTION** by Ms. Foster to have representation by either the Township Solicitor or the Township Zoning Officer at the Zoning Hearing Board; second by Ms. Dunn-Mueller.

Mrs. Alan, 21 Ivy Lane commented that at the original ZHB, it was evident that the applicant was not prepared with the information for the hearing.

Mr. Latshaw, Township Engineer commented that it does not go to the township engineer unless the ZHB decides what to do or to the BOS to ask the township engineer to review the wetlands delineation.

Mr. Martin wants to clarify the motion; Ms. Foster revises the **MOTION** to recommend to the Board of Supervisors to have the Township Engineer review the wetlands delineation before it goes to the Zoning Hearing Board. *Motion fails 4 - 2.*

**Zoning Hearing Board Application - Acknowledge Receipt - 942 St. Matthews Road - Kreger**

- The Planning Commission has acknowledged the application. The Planning Commission chooses not to make any recommendations to the Zoning Hearing Board.

## Subdivision/Land Development

**Minor Subdivision/Land Development Application – 595 Fellowship Road – Spackman** – Mr. Andy Miller of Hopkins and Scott discussed this application. He has prepared a waiver review letter answering the Township Engineer’s comments. The property is part in Upper Uwchlan Township and part in West Vincent Township. All the construction will be on the West Vincent Township property.

Mr. Otteni asked about the conservation easement to which Mr. Miller commented that the conservation easement does not affect this property only the father’s property. Mr. Miller stated that the site is small and does not affect anything around it.

Mr. Latshaw spoke to the zoning issue of the stream buffer. Mr. Miller commented that there is a 150’ buffer zone which is what the septic falls in. Mr. Martin commented that the applicants could do some riparian improvements that would help clean the water that would flow into the stream. This application was sent to the Environmental Advisory Council for their May meeting which they did not have. No comments had been received. There were no other zoning comments. Mr. Latshaw did discuss the subdivision; it is a very simple plan. Another issue that is discussion worthy is sidewalks. Applicants are asking for a waiver to build sidewalks. The other issue is township requirement of open space or a fee in lieu of.

Mr. Granger discussed the fee in lieu of. The Planning Commission tabled the decision of requiring a fee in lieu of. Mr. Latshaw also discussed requiring trails.

Mr. Martin recommended to Mr. Miller to move forward and attend the Zoning Hearing Board meeting.

**Trail Plan Map Narrative (Draft) Review** – Ed Theurkauf, Theurkauf Planning and Design presented and reviewed the draft Trail Plan Map. Ms. Foster asked what type of things the Planning Commission can do to support the initial identified trail connections and resources for maintenance.

Ken Alan, 21 Ivy Lane commented about Horseshoe Trail by the Montgomery School; that area’s rest stop is important to the trail. There are not a lot of rest stops along the Horseshoe Trail.

Mr. Otteni asked if the process has started in identifying future trails. Mr. Martin asked if there was any thought in contacting homeowners on the proposed trails. Ms. Dunn-Mueller wants to make sure that the private trails are protected if the homeowners do not want the public using it.

**MOTION** by Mr. Martin to recommend to the Board of Supervisors to adopt the Trail Plan as outlined; second by Mr. Otteni. *Motion carries unanimously.*

**Discussion of Proposed Changes to Ludwig's Corner Master Plan** - Ed Theurkauf also discussed the proposed changes to the Ludwig's Corner Master Plan. There are some proposed amendments to facilitate effective development of the area and to get some of the township's objectives accomplished.

Mr. Granger noted that the sale of Weatherstone Commercial has gone through.

**Update of the Township's Stormwater Ordinance** - Ed Latshaw gave an update of the Township's Stormwater Ordinance. The township has a stormwater ordinance; the county did a countywide stormwater plan 10 years ago. The County updated their plan and published a new model ordinance. The township now must update their ordinance to include the mandated items, which includes some text that is mandated and other text to be deleted. Mr. Latshaw also has been asked to strengthen the stormwater standards.

Mr. Granger noted that the Public Works Department has been working to address some of the stormwater management issues. The combination of trying to address the larger issues on a smaller basis and address protections in stormwater management, a development will then not further aggravate a bad situation.

### **Business from the Floor**

Ken Alan, 21 Ivy Lane - Regarding 942 St. Matthews Road, Mr. Alan commented that home is right above them in their backyard.

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

Meeting adjourned at 8:30PM.

Respectfully Submitted,

Kathy Shillenn  
Planning Commission Secretary