

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

July 21, 2022 7:00PM

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

Mr. Martin called the meeting to order at 7:05PM.

APPROVAL OF MINUTES: MOTION and second have been to approve the minutes of June 16, 2022. *Motion carries unanimously.*

PRESENTATION: None.

OLD BUSINESS:

Ludwig's Corner Master Plan Zoning Changes - Mr. Martin stated that he read the proposed changes; he does not see a problem with the proposed changes. Mr. Otteni also read the proposed changes and saw no problems with them.

Ms. Shick also discussed some of the proposed changes.

Peggy Glaser, 2990 Horseshoe Trail asked if zoning changes are made, does that mean that new people come in and can request zoning changes. Mr. Martin explained that this is specifically for the Ludwig's Corner area. Ms. Glaser also stated that Weatherstone residents commented on this; not all residents live in Weatherstone so there could be different views from other residents. Ms. Glaser also commented that she did not know what the definition of Open Space is. She feels that Open Space should be to honor nature and encourage pollinators, animals, and clean air.

Julie Braendel, 2472 Flowing Springs Road noted that after scrolling through the plan she noticed that there will be no changes to the actual density and that no residential units will be added. Also, are there maps that clearly show the Weatherstone Open Space online?

Mr. Martin asked if there are any proposed changes that people have a problem with and/or changes that people feel should be added to the plan.

Ed Latshaw, Township Engineer had a question on the conditional uses of apartments and townhomes. The density is not shown. Is that intentional? There is no density listed under bulk area density caps. Ms. Shick commented that this is worth looking into.

MOTION by Mr. Martin to recommend the proposed changes as outlined in the red-lined version of the Ludwig's Corner Master Plan Zoning Changes; second by Mr. Jesse Miller. *Motion carries unanimously.*

NEW BUSINESS: None.

Business from the Floor

Donna Delaney, Environmental Advisory Chair commented about the Spackman Subdivision requesting a variance to place their septic system in the riparian buffer, which is a serious deviation from the code. There was a request that the township solicitor attend the Zoning Hearing Board to make sure the intention of the code is followed. Mr. Martin stated that the Spackman's were told that they need to go to the Zoning Hearing Board and get past that hurdle, then they would come back to the Planning Commission to deal with the septic system placement. Mr. Otteni commented that it could possibly be mitigated. Mr. Martin stated that if it came back to the Planning Commission, they would like to get input from the Environmental Advisory Commission.

Ms. Shick commented that the Planning Commission might see the Forestry Updates at the next Planning Commission meeting. The updates address stronger specimen tree protections, lumbering operations, tree cutting permits being required, and an inspection after completion.

Peggy Glaser, 2990 Horseshoe Trail commented about the Bennett property, the township is getting feedback from residents. She understands that the Planning Commission deals with zoning. Mr. Martin commented that the proposal will come before the Planning Commission, but they have not seen anything yet. The Planning Commission perspective is to try to preserve the rural nature of the township as well as they can under the law. Ms. Glaser asked if there is anything that can be done now before a proposal is presented to make the zoning laws more favorable to the community. Mr. Martin stated that the township has particularly good zoning provisions; also, the township cannot spot zone against what Mr. Bennett wants to do; that is illegal.

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

Meeting adjourned at 8:40PM.

Respectfully Submitted,

Kathy Shillenn
Planning Commission Secretary