

**West Vincent Township  
Board of Supervisors  
Workshop Meeting**

**August 1, 2022 7:00 PM**

Attendance: Sara Shick, Vice Chair, Dana Alan, Member, John Granger, Township Manager, Mark Thompson, Township Solicitor, Kathy Shillenn, Township Secretary; Bernie Couris, Absent

Vice Chair Shick called the Meeting to order at 7:00 PM

Ms. Shick commented that this is a continuation of the June meeting. This is a Workshop so no formal business will be conducted, and no decisions will be made. All emails, texts, petitions that were received by the township were read. There will be a hard stop at 9:00pm.

**Old Business:**

**Discussion of the Bennett Property** – Mark McGonigle, from the McKee Group began the discussion. They received the correspondence from residents on many issues, from wetlands, environmental, etc. There are numerous agencies involved in a project like this. He realized the importance of S. Chester Springs Road to the Township. The group decided to close S. Chester Springs Road to emergency access only. All the traffic will come off Route 401. The group also chose to put a walking trail down S. Chester Springs Road along the Bennett property. This is very early in this project and a lot of questions can not be answered due to not have any data yet.

Traffic and Roads was the first issue. Matthew Hammond, traffic engineer discussed some of the concerns regarding traffic and the roads. From the comments there were three main points: access on S. Chester Springs Road, how will you manage increased traffic on S. Chester Springs Road and trails and Pedestrian traffic. Mr. Hammond explained that they are not at the stage to do any traffic studies. They will need to work with PennDOT for permits and approvals. They have added a proposed pedestrian trail along S. Chester Springs Road and possibly will connect the trail to current trail.

Mr. McGonigle discussed the concern of environment. A Homeowner's Association will manage the properties. Regarding the use of green energy, the McKee Group is certified as a green energy provider and will provide documentation on that use. Regarding any open space being left, yes, there will be 68% open space for the 55+ plan and 47 1/2% for the by-right plan. Regarding stormwater run-off, the engineers will all review and work on this. For wildlife, there is a PINDY report produced which identifies any endangered species. A preliminary wetland study has been completed and has not been shared with the township yet. Regarding water and sewer, the by-right plan will be public water and on-lot septic and the active adult plan will be public water and sewer.

The question of why choosing the 55+ plan project for this property. The group does complete a needs assessment for this area. They look at the fiscal standpoint for this area. They will provide the numbers for what would be the benefit for the 55+ plan and the by-right plan. Mr. McGonigle

also addressed the letter that was received regarding density, historic preservation, the Lenape Tribal question.

Alyson Zarro, Attorney discussed the requirements and regulations on the process of building a 55+ community.

### **Public Comment**

Wayne Ross, 550 St. Matthews Road stated that he had an accident reconstructionist look at the plans and read the letter submitted by the reconstructionist. Mr. Hammond, traffic engineer responded that there will be traffic studies, and they will work with the township and PennDOT. Regarding the comment on eminent domain, the McKee Group does not have that power or ability to take property.

Matthew Shelkopf, 2619 and 2647 Chester Springs Road stated that he appreciates the changes that are being offered. He thinks it is important to hear things that McKee is not telling the township about, which he spoke about. Mr. McGonigle answered to some of the items that Mr. Shelkopf spoke of.

Stefanie Lindquist, 3 Kings Farm, Veronica Drive states that she was the primary author the letter. She wanted to make a few other points. The Bennett parcel is in the R3 zoning district. The plan that was presented in June of the by-right plan is not what can be done of-right. There are still zoning guidelines, historical, environmental, etc. that must be met. This plan is not a done deal. The 55+ plan, in Tier IV, zoning only allows 65 homes, only 33% can be attached. The population would increase by 10% on a single lot. Regarding zoning variances, they are difficult to obtain. A zoning amendment would allow this to go forward, it is not required under the zoning ordinance.

Mary Travaglini, 1377 Green Lane wanted to point out that even with fifty homes, there would be a 40-50% increase in population. Where will fire and rescue from? She stated that this is about the profits and the simplest development that could be made. We really cannot take on a 10% of an increase with one development. The developer should respect the community and come back to the township with something that shows respect for the land.

Isaac Renninger, St. Matthews Road stated that he has noticed the increased in traffic since he is lived here.

Stefanie Lindquist commented on a point that the developer makes that this will be beneficial to the township. It may surprise people that the median income in this township is \$191,000; this is a very wealth township. The dangling of the additional resources she understands but it really is not meaningful to us.

Anduin Anderle, 916 Dewees Lane stated that she has lived her for one year. She hears tires screeching, animals and deer try to cross through the area, etc. If you try to do a morning commute and go down Conestoga Road, you will be waiting for two blocks to get to Rt. 113. Every home in this area is individual, it is what makes this township remarkable. Mr. McGonigle stated that the infrastructure costs are the sole cost of the developer.

Marcie Flickinger, 2000 Conestoga Road asked why the developer needs her property. Why do you need it? She leases it and wants to buy it. Mr. McGonigle stated that right now its under a conservation easement; that will be given to the township and left alone in the 55+ plan, for the by-right plan, depending on what they find, those homes would be nothing.

Julie Foster, 1682 Hilltop Road regarding the historic building, where is the creativity that could be acceptable to the community.

Sara Reddiar, 19 Red Rock Lane said in April she inquired about a noise ordinance.

Kim Kranwycz, 1355 St. Matthews Road which is currently a large field, part of the Bryn Coed property. She is very curious that a community that fought to push Toll Bros. out and had Natural Lands to preserve 1500 acres; and created thirty-eight lots subdivided. What signaled to McKee that this is the area to bring in a development. The McKee Group is not in tune to what this community is about. Mr. McGonigle stated when the McKee Group looks for opportunities, they follow where it is accepted. So, where there is density and development, they look for opportunity.

Jessica Neiderer, 106 Houndstooth Circle wonders if there has been discussion with land conversation agencies.

Rick Merrick, 2584 Chester Springs Road pointed out his property on the map. Where is the open space behind his house? Will there be? Mr. McGonigle stated that there could be.

Cindy Rota, 4121 Crescent Drive stated that she loves the country roads, beautiful landscapes, the country. She walks on Chester Springs Road, and she was sad yesterday; she was thinking about how this could change. She feels West Vincent is becoming overdeveloped. No more development.

Julie Foster also asked if there is a historic resource on the property. With the by-right plan the 1812 property will be demolished.

John Granger, Township Manager had some comments from the administration. The proposed by-right plan does not meet the Tier III criteria. The subdivision/land development requires a five-step design process. It is a very complex process. There are things that the Board of Supervisors retain. The township joined the Phoenixville Regional Planning Commission. The age restricted plan requires a zoning amendment. The Board of Supervisors retains the sole authority whether to entertain a zoning amendment request. The administration recommends that if a formal zoning request is made to re-zone the property for high density development, it is recommended that the amendment not be entertained by the Board of Supervisors. The township is interested in conservation solutions, and its planning process will be adhered to strictly. The administration is recommending that if a zoning amendment is made the administration is recommending that the board not hear it.

Meeting adjourned at 8:30pm

Respectfully Submitted,  
Kathy Shillenn  
Township Secretary