



**WEST VINCENT TOWNSHIP
PLANNING COMMISSION
AGENDA
May 18, 2023
7:00 PM**

Attendance: George Martin, Ted Otteni, Barb Dunn-Mueller, Jesse Miller, Ed Latshaw, Township Engineer, Christina Casey; Absent: Jesse Miller, Art Miller, Chelsea Bellay, Steve Merroth

Also present: Sara Shick, Planning Commission Liaison

CALL MEETING TO ORDER at 7:06PM

CORRESPONDENCE/MINUTES

Mr. Martin made a **MOTION** to approve the minutes of the February 16, 2023, meeting. Mr. Otteni seconded the motion. *Motion carries unanimously.* It was noted that no quorum was reached in April so there are no minutes to approve for that month.

OLD BUSINESS

Honeybrook Properties Amended Subdivision/Land Development Plan

Alison Zarro is a new representative of Mr. Risbon. She stated that Mr. Risbon has completed some of the items listed in LTL's review letter dated March 22, 2023. Mr. Martin gave his summary of the history of this project and noted the Commission's unhappiness that Mr. Risbon had not complied with their previous recommendations. Mr. Latshaw does not believe there are any current planning issues, rather "cleaning up" that needs to be done with the project. Mr. Latshaw is okay with the request for the two (2) stormwater waivers that are being requested. Mr. Martin stated that the Commission is just a recommending body, and they are relying on 1.) the Township Engineer and BOS to recommend compliance with this project, including trail requirements; 2.) Tracey Franey's (Zoning Officer) review letter of December 2022; and 3.) the Township Engineer's review letter from March 2023, before granting final approval. **Mr. Martin made a MOTION to recommend approval of the stormwater waivers being requested; seconded by Mr. Otteni. Motion carries unanimously.**

NEW BUSINESS

Acknowledge Receipt of Zoning Hearing Board Application for 1245 Schoolhouse Lane (Lipton)

Acknowledged as received and ultimately approved at the May 8, 2023 Zoning Hearing Board Meeting. This item was carried over from the April Planning Commission agenda.

Review of Minor Subdivision Planning Module - 1830 Saint Matthews Road (Maxwell)

The sewage planning module was submitted for review tonight. There was discussion on whether the subdivision had been previously approved and/or recorded in a previous meeting. It is believed that the subdivision plan has been approved but not yet recorded. The sewage planning module would need to be approved prior to recording. **Mr. Otteni made a MOTION recommending that the Chairperson, George Martin, work with Christina Casey to complete and sign the DEP's Component 4A (Municipal Planning Agency Review) for the Maxwell Subdivision. Mr. Martin seconded. Motion carries unanimously.**

Review of Zoning Compliance Plan - 2400 Flowing Springs (Tansipshiong - a.k.a. "Tang")

Mr. Latshaw summarized that the Tangs would like to build their house in a parcel with steep slopes. The Tangs need conditional use to build a stormwater basin within the steep slopes. There was discussion on the runoff from



the driveway as well as the impact the house may have on trails. Julie Foster lives on the adjacent parcel and does not feel like the placement of the home or basin will negatively impact the parcel where she resides. She also noted that the Tangs have been very welcoming of everyone on the trails. Mr. Latshaw is not objecting to the request for conditional use, especially since there are not many options for stormwater on the property. **Mr. Martin made a MOTION to grant approval on the Conditional Use Application to the Board of Supervisors as set forth in the review letter from Mr. Latshaw dated May 17, 2023. Mr. Otteni seconded the motion.** *Motion carries unanimously.*

Review Greenway Boundary Adjustment Plan – 1684 Sheeder Mill Road (Karkoska)

Mr. Karkoska explained that there are currently two building envelopes on this parcel. He is asking to change the plans to one envelope through changing the greenway. Mr. Karkoska noted that the size of the greenway will remain the exact same acreage and all the building will be towards Sheeder. Mr. Martin noted that the Township will hold the conservation easement and there are no trails on the property. **Mr. Martin made a MOTION to recommend to the Board of Supervisors that they approve the proposed greenway as presented; Ms. Dunn-Mueller seconded the motion.** *Motion carries unanimously.*

Review 986 and 990 Pottstown Pike Zoning Hearing Board Application (Pothouse Kimberton)

Representatives of Pothouse Kimberton spoke of the owner's desire to build a 3-story, 100,000+ SF storage facility which would hopefully/eventually finance an urgent care on this property. Much discussion happened regarding the esthetic of the storage facility and the need for possible variances. Mr. Martin mentioned that he would not be inclined to grant a variance or conditional use for the storage facility based on the size and the difficulty imagining this facility blending into the surrounding area. The Commission is looking forward to hearing the opinions of the Zoning Hearing Board on May 25, 2023, and welcome hearing more about this project in future Planning Commission meetings.

REPORTS

BUSINESS FROM THE FLOOR

George Dulchinos, 1415 Hollow Road, asked about the possibility of posting the supporting meeting documents on the website prior to the meeting. Mrs. Casey suggested that he place this request with the Board of Supervisors and John Granger.

Mr. Otteni expressed concern about the last-minute nature of the materials for the meeting this month. Mrs. Casey noted that many new items arrived in the two days prior to the meeting for topics that were already placed on the agenda. Mr. Otteni would like to have a cut-off for submission of information for the meetings of the Friday prior to the meeting.

ADJOURN

There being nothing further to discuss, a **MOTION and a second were made to adjourn.**
Meeting adjourned at 8:20PM.

Respectfully Submitted,

Christina Casey
Assistant Township Secretary

