



**WEST VINCENT TOWNSHIP
PLANNING COMMISSION
AGENDA
April 18, 2024
7:00 PM**

Attendance: George Martin, Ted Otteni, Barb Dunn-Mueller, Jesse Miller, Frank Frederick; Absent: Steve Merroth

Also present: Sara Shick, Planning Commission Liaison; Dana Alan, Supervisor

CALL MEETING TO ORDER at 7:00PM

APPROVAL OF MINUTES

MOTION by Mr. Otteni to approve the minutes of the May 18, 2023 meeting; second by Mr. Martin. *Motion carries unanimously.*

ELECT CHAIRPERSON

Mr. Otteni nominated Mr. Martin; there were no other nominees. **MOTION** by Mr. Otteni to elect Mr. Martin to serve as Chairperson; second by Barb Mueller. *Motion carries 4-0, with Mr. Martin abstaining.*

ELECT VICE-CHAIRPERSON

Mr. Martin nominated Mr. Otteni as Vice Chairperson; there were no other nominees. **MOTION** by Mr. Martin to elect Mr. Otteni to serve as Vice Chairperson; second by Jesse Miller. *Motion carries unanimously.*

CHOOSE REPRESENTATIVE FOR OPEN SPACE ADVISORY COUNCIL

Jesse Miller has been serving as the Planning Commission Liaison to the Open Space meetings. Mr. Miller will be glad to continue to serve as Planning Commission Liaison to the Open Space Advisory Council. *Motion carries unanimously.*

CHOOSE REPRESENTATIVE FOR PHOENIXVILLE REGIONAL PLANNING COMMISSION

Mr. Martin commented that if no one is interested, he will serve as the Planning Commission Representative to the Phoenixville Regional Planning Commission. Since there are no other nominees, Mr. Martin will serve as the Planning Commission Representative to the Phoenixville Regional Planning Commission.

OLD BUSINESS - None

NEW BUSINESS

Zoning Hearing Board Application – 1105 Pottstown Pike, Sunoco Station – Installed LED Fuel Sign

The business owner installed an LED fuel price sign into an existing sign along the frontage of Pottstown Pike. The sign was changed from a manual gas price sign to an LED sign without a zoning nor a building permits pursuant to Section 390-133.

MOTION by Mr. Otteni to recommend to the Board of Supervisors to make a recommendation to the Zoning Hearing Board to approve the LED sign which was installed; a component of doing business in the 21st century which should not require a zoning variance. **There was no second to this motion. Motion fails.**

Mr. Martin has a problem with the owners putting a sign up and not following the township ordinances. Mr. Martin doesn't have a problem with the sign itself. A discussion followed.

MOTION by Mr. Otteni to recommend to the Board of Supervisors to make a recommendation to the Zoning Hearing Board that they approve the installation of the LED sign, recognizing that the owners should have obtained a permit prior to the installation and the appropriate penalty be assessed for their failure to comply with the ordinance; second by Mr. Miller. **Motion carries 4 - 1 with Barb Mueller opposed.** Ms. Mueller wanted on the record that she opposed due to the company not following proper procedure.

REPORTS

BUSINESS FROM THE FLOOR

Sara Shick, Planning Commission Liaison shared that the township was looking at adopting an Animal Waste Ordinance to comply with applying for a waiver from the MS4 Permit. However, the DEP shared that in the Parks & Recreation Ordinance there is mention of people cleaning up after their pets, which the DEP considers acceptable for the DEP Waiver.

Ms. Shick spoke about a proposal to create a Bamboo Ordinance. This was proposed due to during heavy rainstorms or snowfalls the bamboo falls into the road and creates traffic hazards. Ms. Shick does not like a single species ordinance. Mrs. Alan noted that the EAC wrote back and said that this was kind of onerous to remediate; the township has quite a lot of bamboo on township properties. A discussion on bamboo followed.

Ms. Shick also mentioned that the township ordinances are up-to-date and compliant with the Phoenixville Region. The Historical Commission will be updating the atlas definitions into the ordinance. The Historical Commission is not a HARB (Historical Architectural Review Board) but are showing signs of wanting to become a HARB.

Ms. Shick stated that the Fellowship Trail is going out to bid and commented that Mrs. Alan has the Opalanie Park Plan with her. Mrs. Alan presented the plan and explained where all the amenities will be located.



Ken Alan, Traffic Safety Commission noted that Ted Otteni is also on the Traffic Safety Commission. One of the objectives that the Chief wanted the Committee to look at was the Multi Modal Plan, which would be making the roads safer for traffic, bicycles, pedestrians, and equestrians. Mr. Alan asked if the township could grant right of way access if the Committee was to request usage of the right of way for a trail paralleling St. Matthews Road. Or check with the Horseshoe Trail Conservancy about utilizing a very short stretch of the Horseshoe Trail that is not being used that would take pedestrians, etc. off the road. A short discussion on this subject followed.

Ms. Shick also announced that on the 6th of May, the township will be having a workshop to discuss a single use plastic ban.

David Eckman was hoping the committee would consider a nuisance/noise ordinance. His problem is a rooster and dogs that make noise throughout the day. Mr. Eckman states that he would hope that someone from the township would speak to the neighbors about the noise, but he does not want to. Mr. Eckman also said there's also a problem with shooting guns, which is a noise problem. A short discussion followed on this subject.

Ms. Shick asked the Planning Commission if it would ok to bring Rick Trailles and Vic Laubach to talk about proposed ordinance changes.

Mrs. Alan brought up something that the EAC has been talking about, which is Natural Heritage Areas. These are different areas where sensitive species have been established.

ADJOURN

There being nothing further to discuss, a **MOTION and a second were made to adjourn.**
Meeting adjourned at 8:10PM.

Respectfully Submitted,

Kathryn Shillenn
Township Secretary

