

**TOWNSHIP OF WEST VINCENT
CHESTER COUNTY, PENNSYLVANIA
RESOLUTION NO. ___12___ - 2024**

**RESOLUTION FOR FINAL MINOR SUBDIVISION PLAN APPROVAL FOR
976, 986 & 990 POTTSTOWN PIKE FOR POTHOUSE/KIMBERTON, LLC AND
SWEETWATER NATURAL PRODUCTS, LLC
FOR A THREE (3) PARCEL LOT LINE ADJUSTMENT**

WHEREAS, Pothouse/Kimberton, LLC (the “Applicant”) is the owner of two (2) properties located in West Vincent Township with addresses of 986 and 990 Pottstown Pike, being UPI Nos. 25-6-70 and 25-6-84, respectively. The parcels are located within the PC/LI and LVCC Districts; and

WHEREAS, the Applicant proposes lot line adjustments with a parcel owned by Sweetwater Natural Products, LLC located in West Vincent Township with an address of 976 Pottstown Pike, being parcel UPI 25-6-69 the parcel is located within the PC/LI District; and

WHEREAS, the lot line adjustments will cause an exchange of lot area in the amount of 3,368 feet from parcel UPI 25-6-69 to parcel UPI 25-6-84 and 6,650 square feet from parcel UPI 25-6-70 to parcel UPI 25-6-69 (the “Project”); and

WHEREAS, the Applicant does not propose any construction or disturbance as part of this subdivision; should construction be proposed in the future, individual lot owners will be required to apply for construction related Township permits; and

WHEREAS, West Vincent Township Zoning Hearing Board granted dimensional relief to allow the building located on Parcel 25-6-84 to expand by 29.7% and to permit one side yard of parcel UPI 25-6-70 be reduced to 45 feet rather than 75 feet. One of the conditions attached to the Zoning approval was that the Applicant or the Township must obtain ownership of the portion of the land owned by Sweetwater Natural Products, LLC and required to build Lexington Blvd., a future connector road; and

WHEREAS, the Lot line adjustment proposed between the three (3) parcels, is proposed specifically to satisfy the conditions of the Zoning relief granted to obtain a portion of land owned by Sweetwater Natural Products, LLC for a future connection Road; and

WHEREAS, on April 22, 2024, West Vincent Township’s Engineer submitted a Review Letter recommending approval of the Plan; and

WHEREAS, the West Vincent Township Planning Commission recommended approval of the Plan; and

WHEREAS, Chester County Planning Commission submitted a review letter dated May 21, 2024.

WHEREAS, Application has requested approval of the Plan entitled “Final Minor Subdivision/Lot Line Exchange Plan for Pothouse/Kimberton, LLC Self Storage, prepared by Commonwealth Engineers, Inc. and consisting of three (3) sheets dated February 21, 2024, last revised July 23, 2024 consisting of Sheet 1, Title Plan, Sheet 2, Existing resources and site analysis plan, and Sheet 3, Site Context Plan (the “Plan”); and

NOW, THEREFORE, BE IT RESOLVED by the West Vincent Township Board of Supervisors, Chester County, this _____ day of _____, 2024, that the Plan is APPROVED WITH CONDITIONS:

1. The Plan is hereby approved subject to the following conditions:
 - a. The Applicant shall comply with the LTL Consultants LTD review letter dated April 22, 2024, the Chester County Planning Commission Review Letter dated May 21, 2024 and the West Vincent Township Planning Commission approval.
 - b. Any outstanding fees, fees for the Township Engineer, fees for the Township Solicitor, and any other third-party consultant fees associated with the review and approval of the application shall be paid in full prior to the recording of the Plan.
 - c. The applicants shall prepare legal descriptions of all revised lots lines of the subject property for review and approval by the Township Engineer and record all necessary instruments to document and establish the newly revised parcels with the Chester County Recorder of Deeds after or contemporaneously with the recording of the Plans, including, but not limited to, deeds for the separate parcels, in forms satisfactory to the Township Solicitor.
2. No waivers are requested.
3. Approvals, Certificates and Documents – Section 404.K – The following items must be resolved by the applicant before the Final Plan is released for recording.
 - a. Signatures – The Plan shall be signed by the Owners of all parcels, Township Planning Commission, Supervisor and Engineer.
 - b. Monuments and Pins – All property corners, monuments and metal pins shown on the Plan must be installed by a land surveyor before the plan recording, and a letter from the surveyor provided certifying the installation.
 - c. Digital Format Plan – Section 404.K.7 – a copy of the approved final plan in PDF format shall be provided to the Township when the plan is submitted to the Township for Supervisor signatures.
 - d. The Applicant shall obtain land development approval for parcels 25-6-70 and 25-6-84 which shall include access from Route 100 for both parcels via a combined roadway to become the connection of Lexington Blvd. to Route 100 and which shall be dedicated to the township.
 - e. The Applicant shall comply with all conditions contained in the West Vincent Township Zoning Hearing Board Decision.
4. This Resolution shall be effective immediately.

RESOLVED THIS _____ DAY OF _____, 2024.

ATTEST:

**WEST VINCENT TOWNSHIP
BOARD OF SUPERVISORS**

Kathy Shillenn, Township Secretary

Dana Alan, Chairman

Sara Shick, Vice- Chairman

Bernie Couris, Member

In the event that the Resolution is not delivered to the Township within ten (10) days from receipt, it shall be deemed that the Applicants did not accept these conditions, and approvals conditioned upon this acceptance are revoked, and the application shall be considered to be denied.

ACCEPTANCE OF CONDITIONS

The Applicants do hereby sign, acknowledged, and accept the approval for the Plan as issued by the West Vincent Township Board of Supervisors and accept the conditions contained therein as recited above.

**APPLICANTS:
POTHOUSE-KIMBERTON, LLC**

BY: _____
Printed Name:
Title:

SWEETWATER NATURAL PRODUCTS, LLC

BY: _____
Printed Name:
Title: