



**WEST VINCENT TOWNSHIP
PLANNING COMMISSION
MINUTES
July 18, 2024
7:00 PM**

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

CALL MEETING TO ORDER at 7:00PM

APPROVAL OF MINUTES

MOTION by Mr. Otteni to approve the minutes of the May 16, 2024, meeting; second by Mr. Martin.
Motion carries unanimously.

OLD BUSINESS - None

NEW BUSINESS

Review Resubmission of Land Development Plan 990, 986 and 976 Pottstown Pike – Pothouse/Kimberton, LLC Lot Line Change – Jim Haigney, Commonwealth Engineers for Pothouse/Kimberton LLC prepared the plan associated with the Land Development Plan that the Planning Commission will be seeing soon. This is a minor lot line exchange with Sweetwater LLC. There is a small sliver of land that is not inside the Right of Way which Pothouse/Kimberton LLC needs. Mr. Haigney reached out to Sweetwater LLC, and they were able to reach a land swap agreement. The small sliver that Pothouse/Kimberton LLC will become part of parcel 25-6-84 and in exchange they will give Sweetwater a small triangular piece that will transfer over to parcel 25-6-69. Once this agreement is recorded, Pothouse/Kimberton LLC can come back with a revised Land Development Plan.

Mr. Ulrich, Township Engineer has no problem this lot line change. Mr. Ulrich recommends that if the Planning Commission recommends this to the Board of Supervisors, that this be conditioned upon the LTL review letter dated April 22, 2024. Ms. Shick asked if this has anything to do with the Lexington Blvd. Connector. Mr. Haigney stated that on this plan, no.

MOTION by Mr. Otteni to recommend to the Board of Supervisors to approve this Land Development Plan on the condition that the comments in LTL's review letter dated April 22, 2024, and Cedarville Engineering's review letter dated March 18, 2024, will be addressed; second by Mr. Martin.

Motion carries unanimously.

The Butterscotch Café Conditional Use Review, 1406 Hollow Road, has been cancelled. The Board of Supervisors will hold the Conditional Use Hearing on August 19, 2024, at the Board of Supervisors meeting.

REPORTS - None

BUSINESS FROM THE FLOOR – Kate Farnham from the Historical Commission wanted to make sure that everyone knew that the Historical Commission is not intending to become a HARB.

ADJOURN

There being nothing further to discuss, a **MOTION and a second were made to adjourn.**
Meeting adjourned at 7:15PM.

Respectfully Submitted,

Kathryn Shillenn
Planning Commission Secretary

