



**WEST VINCENT TOWNSHIP
PLANNING COMMISSION
AGENDA
May 16, 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 April 18, 2024 meeting; second by Mr. Martin.
Motion carries unanimously.

OLD BUSINESS - None

NEW BUSINESS

Review Minor Subdivision/Land Development for Lot Line Change – 800 & 710 Fellowship Road – Dickinson – Bruce Lewis, Surveyor addressed what the Dickinson's are trying to accomplish. The Dickinson's would like to take three lots and combine them into one lot. There is a 26-acre parcel and an eight-acre parcel that was subdivided quite a long time ago into three lots by a Mr. and Mrs. Nelson. The Dickinson's would like to take the two lots that are vacant and attach them to the 26 acres. The ultimate goal is to conserve 31.9 acres.

Mr. Martin shared the review letter from Chester County Planning Commission comments that the larger existing parcel is subject to an agricultural conservation easement and would like to encourage the applicant to add the lands to the existing parcel. The Dickinson's are agreeable to that. The Zoning Officer's May 9th review letter commented that the applicant is combining two parcels that contain a single-family dwelling on each property. The second dwelling would be considered an accessory dwelling. Mr. Lewis stated that the lot with the house will stay on its own.

Norm Ulrich, Township Engineer explained the situation with the three lots. Lot one and Lot three will be joined with Lot two remaining on its own. Mr. Ulrich brought up an issue that could be a legal issue, which is the subdivision being approved and recorded with only one tax parcel number. Mr. Ulrich is questioning if this really exists as three lots with only one tax parcel number. Mr. Martin feels that this needs to have the lawyers clarify. Both Dickinson's attorney and the township solicitor need to clarify the documents and agree on how to get this lot line change completed.

Also, per the Zoning Review letter, Mr. Martin noted that the applicant will have to decide if this will be a Tier 1 or a Tier 4. If a Tier 1 the applicant will have to seek a variance. The plan will need to be

revised to show the location of the septic system. Mr. Ulrich then reviewed the LTL review letter comments and a brief discussion followed.

Once the attorneys review and the solicitor approves of the plan, Mr. Martin does not see a problem making a recommendation to the supervisors. Mr. Lewis will go back to Dickinson's to sort out the legal issues and the backup up sewer system and return to the Planning Commission.

Acknowledge Receipt of Conditional Use – 1406 Hollow Road – Butterscotch Café - Mr. Martin made the statement that he will recuse himself from this discussion and recommendation due to the fact that he is representing the applicants. The applicants have outdoor seating which the applicants have had since the pandemic, but that was not allowed in the original application. The applicants also need approval for baking, there is backroom seating and last year there were three instances where there was live music. A neighbor has complained so the applicants are seeking approval of those aforementioned items.

Jim Sladek 1420 Hollow Road asked if the Planning Commission was going to review this application for recommendations. This is just an acknowledgement of the application. Mr. Sladek asked why the Planning Commission was skipping a step. A discussion followed.

Acknowledgement of the Agricultural Security Area Application for 1022 Jaine Lane, 1026 Jaine Lane and 1030 Jaine Lane – Barbara Mueller – The Planning Commission acknowledged receipt.

Acknowledge Receipt of Conditional Use – 2380 Flowing Springs Road – Harrington – The Planning Commission acknowledged receipt.

REPORTS - None

BUSINESS FROM THE FLOOR – Kate Farnham, a member of the Historical Commission introduced herself as the liaison to the Planning Commission.

ADJOURN

There being nothing further to discuss, a **MOTION and a second were made to adjourn.**
Meeting adjourned at 7:43PM.

Respectfully Submitted,

Kathryn Shillenn
Township Secretary



**West Vincent Township
Planning Commission**