

**WEST VINCENT TOWNSHIP  
PLANNING COMMISSION  
MINUTES (FINAL)  
SEPTEMBER 19, 2024 7:00 PM**

**ATTENDANCE:** Ted Otteni, Frank Frederick, Barbara Dunn-Mueller, Jesse Miller, Dana Alan (Supervisor), Norm Ulrich (Township Engineer); Absent: George Martin, Steve Merroth

**CALL MEETING TO ORDER at 7:05pm**

**APPROVAL OF MINUTES:** **Motion** by Jesse Miller to approve minutes of July 18, 2024; second by Frank Frederick. *Motion carries unanimously.*

**OLD BUSINESS - None**

**NEW BUSINESS**

**Review Conditional Use Application of 1414 Birchrún, LLC** - This is an application that asks to put stormwater piping in a 15%-25% Precautionary Slope District and Prohibitive Slope District over 25%. The applicant is 1414 Birchrún LLC, 25-3-101. The applicant also submitted a minor subdivision/land development for a lot line change. The Subdivision/Land Development application cannot be reviewed until the Conditional Use is completed.

Mr. Ulrich apologized for not sending his review letter earlier, and he handed it to the attending members. He reiterated that the sole purpose of this application is to approve the steep slopes which triggered the conditional use.

Mr. Ulrich noted there is an existing dwelling already, and the owner is looking to build another home and improve the stormwater. LTL looked at activity that may impact downstream owners and utilized minimal site disturbance, and two main recommendations were identified:

- Properly stabilize sloped area with erosion control blanket.
- Storm pipe detail should indicate 2A stone rather than clean stone because the plastic piping can not be bedded in clean stone or it will pop out of the pipe trench with pressure.

Mr. Ulrich feels these are not major items and noted there will be no impact to the pond on the property.

The commission noted the property has many trails and want to include in their conditions that the BOS consider asking the landowner to provide easements to access the trail running along the western and northern property lines. Mr. Ulrich said this is not something that pertains to the conditional use of the steep slopes but rather an issue for the land development and subdivision application, but the commission would like to make this request at this time.

**MOTION** by Mr. Otteni to recommend to the Board of Supervisors to approve this conditional use application on the condition that the comments in LTL's review

letter dated September 10, 2024, will be addressed and that the BOS consider requesting that the applicant provide easement in conjunction with existing trails along the western and northern property lines; second by Ms. Dunn-Mueller.  
*Motion carries unanimously.*

**REPORTS** - Mr. Miller noted that Open Space reviewed a property on Hollow Road, the Hanna property, and voted to offer to purchase the TDRs.

**BUSINESS FROM THE FLOOR**

Mr. Miller noted that landscapers and trailers are parking along Horseshoe Trail with no notice and causing traffic and blind spots. While pulling large farming equipment down the road recently, Mr. Miller said he had to find landscapers to move the trailer and direct traffic. He was hoping that Mr. Otteni could address this with the Traffic Safety Committee. Mrs. Casey noted that Mr. Miller can call the administrative office to dispatch police to the area if it happens again.

Mrs. Alan announced that the 2022 audit is done.

Mr. Otteni wanted to take a moment to congratulate Kathy Shillenn, Township Secretary and PC Secretary, on her upcoming retirement. Mr. Otteni offered sincere thanks on behalf of the commission for Ms. Shillenn's years of service and wealth of knowledge, and it was noted that she will be missed.

**ADJOURN** - There being nothing further to discuss, a MOTION was made by Mr. Miller to adjourn; second by Ms. Dunn-Mueller. Meeting adjourned at 7:33pm.

Respectfully submitted,

Christina Casey  
Planning Commission Assistant Secretary