

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION (“PC”)
MINUTES (FINAL)
January 16, 2025 7:00 PM**

ATTENDANCE: George Martin, Ted Otteni, Frank Frederick, Barbara Dunn-Mueller, Jeff Butler, Dana Alan (Supervisor), Norm Ulrich (Township Engineer), Christina Casey (secretary)

CALL MEETING TO ORDER at 7:00pm

APPROVAL OF MINUTES: Motion by Ted Otteni to approve minutes of September 19, 2024. *Motion carries unanimously.*

Motion by Ted Otteni to appoint George Martin as chair. *Motion carries unanimously.*

Motion by George Martin to appoint Ted Otteni as vice-chair. *Motion carries unanimously.*

Motion by Ted Otteni to appoint Christina Casey as secretary. *Motion carries unanimously.*

OLD BUSINESS - None

NEW BUSINESS

Review Minor Land Development Application of 1414 Birchrun, LLC - In September, there was a conditional use application that asked to put stormwater piping in a 15%-25% Precautionary Slope District and Prohibitive Slope District over 25%. The applicant was 1414 Birchrun LLC, 25-3-101. Conditional Use was granted with conditions by the BOS on Monday, December 16, 2024. For this meeting, the applicant is looking for a minor subdivision/land development lot line change

Ed Nespoli (engineer for 1414 Birchrun) reviewed Mr. Ulrich’s letter that was sent today. Mr. Ulrich thought there would be a re-submission of the plans after the conditional use approval, but he did not receive any new plans.

Members of the PC noted that they would like to see an easement granted on this minor subdivision.

Mike Lockyer (owner) noted that no one asked him for an easement. Mr. Martin asked if Mr. Lockyer would be willing to give an easement to “horse-people”. Mr. Lockyer is happy to continue letting horses ride, but he is not likely to grant a permanent easement. Mr. Otteni noted that easements can set conditions or be temporary.

Mr. Butler asked the status of the parcel itself and if TDRs could be considered. The answer was no.

Mr. Martin noted that for these plans, one parcel stays the same and one triangle is giving land to the other parcel. Pam Brown was identified as a neighbor of this property, and she is very familiar with French/Pick Trust easements. It was suggested that Mr. Lockyer speak with Ms. Brown about selling the easement or making a contribution to French/Pick or the Horseshoe Trail Conservancy. This easement would allow horses and walkers to continue from Jaine Lane to Horseshoe Trail. Mr. Lockyer noted that he does maintain the informal trails.

Mr. Otteni suggested that the applicant make updates to the current plans to reflect LTL's notes from the conditional use and their current letter, and they can come back to the PC for review in February.

REPORTS - none

BUSINESS FROM THE FLOOR

Mrs. Alan, on behalf of the BOS, asked PC to discuss the Township rules on electronic signage. Mr. Ulrich said the Township can identify a model ordinance which can be used as a starting point and marked up. Mrs. Alan requested the PC put together recommendations for the BOS.

ADJOURN - There being nothing further to discuss, a **MOTION** was made by Mr. Otteni to adjourn. Meeting adjourned at 7:42pm.

Respectfully submitted,

Christina Casey
Planning Commission Secretary