

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION ("PC")
MINUTES - FINAL
February 20, 2025 7:00 PM**

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

CALL MEETING TO ORDER at 7:01pm

APPROVAL OF MINUTES: **Motion** by George Martin to approve minutes of January 16, 2025. Second by Ted Otteni. *Motion carries unanimously.*

NEW BUSINESS

Potthouse Kimberton – Applicants are seeking a conditional use to have commercial self-storage on the property. Chris Shubert and Jim Haigney were in attendance for the applicant. This project has been long in the works. There was a delay in the project attributed to the Lexington Road Connector. This has now been resolved. There is currently a two-unit apartment sitting on the property. The owners (two doctors) would like to convert that to an urgent care facility in the future from the revenues generated from the self-storage facility.

The southern parcel in the application is zoned plain commercial/light industrial. Self-storage fits under the catch-all use so conditional use is required.

Mr. Martin has a concern with the building looking like a big box. Mr. Shubert noted that the applicant was asked by the ZHB to design it to look like a barn. The PC has concerns with this design concept because it would not fit the esthetic of the area, and they are concerned about various site paths. Mr. Otteni believes a fake barn would stick out like a sore thumb, and he proposes that everyone open their minds to other designs, but hopefully not a cube.

The PC also is looking for contours and blending to the landscape of the area and would welcome the BOS to consult with the EAC regarding landscaping on such a small strip of land. Mr. Haigney noted that he would like to retain the woodlands as much as possible and plant only in the disturbed areas.

Mr. Butler asked if the footprint of the building could be made smaller to allow for additional landscaping. Mr. Haigney noted that this is the minimum footprint the applicants can do in order to get the revenues needed to fund the urgent care.

Utilizing a 3D model for the design was suggested to get a better understanding of how the building will look in the area. The PC was very receptive to this idea, and Mr. Shubert will look into this as an option for the future design.

Mrs. Alan questioned whether the urgent care would still be considered if another urgent care were built in the area before the applicants could construct their business. Mr. Haigney did not have up-to-date information from the applicants to answer this question, but he would speak to the applicants again to reinforce their intentions.

With the Conditional Use Hearing scheduled for March 17, 2025, Mr. Otteni wants to make sure that the PC would be able to revisit future plans. Mr. Haigney agreed that the township will still be very involved after the hearing.

Mr. Otteni also wants to address the maintenance of the proposed dedicated portion of the road/driveway. He would like to see the applicant responsible for maintenance of this.

MOTION by Mr. Otteni that the BOS include a condition of Conditional Use Approval that the building façade and landscaping be approved by the Township prior to granting land development approval in recognition of the visual concerns presented by the structure; seconded by Mr. Martin. *Motion carries unanimously.*

Appoint member to Open Space Review Board: **MOTION** by Mr. Otteni to appoint Jeff Butler as a representative to the OSRB; seconded by Mr. Martin. *Motion carries unanimously.*

Digital Sign document discussion: Based on the last meeting, the PC was asked to create a template ordinance to regulate electronic signs in the township. Mr. Butler and Mr. Frederick gathered information and put together a document to start this process. He mentioned that the EAC had feedback of the timing of bird migration patterns, but considering this would be much more restrictive than other townships. Mrs. Casey would print this document for distribution to the PC after the meeting with the hope to have a discussion on this at the March meeting.

Birchrun Road Properties (Emery): Mr. Martin felt the sketch was insulting to the township, and nothing even close to this can be done on that property. He believes sending this sketch for review was disrespectful and not worth discussing. Ms. Mueller said this sketch gave no consideration to viewshed, density, or stormwater, and the plan should be crumpled up and started over. **MOTION** by Mr. Martin that the BOS do not consider plans for this property that are not doable under the current zoning ordinance; seconded by Mr. Otteni. *Motion carries unanimously.*

BUSINESS FROM THE FLOOR

Mrs. Casey forwarded a request from the applicants of 1414 Birchrun who wanted to offer a site visit to the PC. Some members are already familiar with the property and did not feel it was necessary for them. It was decided to send 3 members to view the property to avoid a quorum. Mrs. Casey will coordinate with the applicant and the PC.

ADJOURN – There being nothing further to discuss, a **MOTION** was made by Mr. Martin to adjourn; seconded by Mr. Otteni. Meeting adjourned at 8:07pm.

Respectfully submitted,

Christina Casey
Planning Commission Secretary