



March 14, 2025

Mr. Jim Wendelgass, acting Township Manager (treasurer@westvincenttp.org)
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

RE: Pothouse-Kimberton, LLC
Land Development Review
West Vincent Township
0234-24-0090

Dear Mr. Wendelgass,

Per your request, CEDARVILLE Engineering, LLC (CEG) has reviewed the plans and accompanying information submitted by Pothouse-Kimberton, LLC (owner) in preparation for the upcoming conditional use hearing on Monday, March 17, 2025. The purpose of this application is to seek relief from the Board of Supervisors to allow the use of a self-storage facility. A self-storage facility is a use that is not specifically allowed for in the Planned Commercial/Light industrial (PC/LI) zoning district and therefore requires conditional use relief pursuant to Section 390-53.B(13) of the West Vincent Township Zoning Ordinance, adopted October 25, 2010, and amended through June 20, 2016.

The following was received by our office on January 31, 2025:

- Conditional Use Application for West Vincent Township (Township).
- One full-size, 6 sheet plan set by Commonwealth Engineers, Inc., titled Conditional Use Plan for Pothouse-Kimberton, LLC, dated January 22, 2025, with no revision dates.

Properties involved in this project:

- A. The subject parcel of this application is UPI 25-6-70, located at 986 Pottstown Pike (aka, southern parcel) and is zoned Planned Commercial/Light Industrial District (PC/LI). Additionally, the owners are proposing to convey 6,650 square feet of land from UPI 25-6-70 to be conveyed to UPI 25-6-69 (neighboring parcel to the west, owned by Sweetwater Natural Products, LLC).

- B. The sister parcel, also owned by the applicants, UPI 25-6-84 is located at 990 Pottstown Pike (aka, northern parcel). The northern portion of UPI 25-6-84 is zoned Ludwig's Village Commercial Center District (LVCC) and the remainder of the parcel as well as parcel 25-6-84 are zoned Planned Commercial/Light Industrial District (PC/LI).

Other Township Approvals that are required for this project:

- Zoning Hearing Board Decision: The subject properties were approved for zoning relief in the form of a variance on May 25, 2023, by the West Vincent Township Zoning Hearing Board. The relief was as follows: for the northern parcel, the Applicants be allowed to expand the building as apartments and a business by 29.7% or allow the building be converted to an urgent care facility and be allowed to expand the building consistent with the area and bulk requirements of the zoning district and as to the southern parcel, the board granted a dimensional variance for the side yard to permit one of 45 feet width in place of the required 75 feet width; with conditions that can be found under separate cover.
- Land Development: A subdivision plan was applied for in March 2024 and is still an active application. The subdivision approval being sought will allow UPI 25-6-69 (neighboring parcel to the west, owned by Sweetwater Natural Products, LLC) to convey 3,368 square feet to UPI 25-6-84. This application is expected to convey land that is needed in order to construct the accessway that will be the southern end of Lexington Boulevard extension to Pottstown Pike. This accessway will allow for the termination of the existing driveway of the northern parcel (UPI 25-6-84) onto Pottstown Pike.

The Applicant is required to submit impact information to the Board and the Board's consultants prior to land development approval that addresses the effects of the proposed development to various aspects of the township as part of that application.

Additionally, land development approval would come after all county and state level agency approvals had been granted. These include but are not limited to those permits required by PennDOT, PA DEP, CCCD, CCHD, CCPC, etc. Additionally, all utility company notifications and approvals need to be forwarded to the township as well.

- Zoning and building permits as required which are expected to be applied for at each building stage of the project.

Comments for your Consideration:

1. The Lexington Boulevard Extension needs to meet PennDOT specifications and receive highway occupancy permit approval from PennDOT as well as the township in order to ensure that the extension meets or exceeds the intention of the township ordinance.
2. A condition of approval should be that all review comments by all agencies, township consultants, and utilities be met prior to land development approval.
3. Submissions of new information may bring about new comments in future submissions and applications.
4. If the Board issues approval for this conditional use application, a condition could be that the project must remain significantly consistent throughout all applications across all approval



agencies and that any expansion of the use or what would become a nonconforming building, will require an additional conditional approval at that time.

Best Regards,
Cedarville Engineering Group, LLC

A handwritten signature in black ink that reads "Tracey M. Franey". The signature is fluid and cursive, with the first name "Tracey" being more prominent.

Tracey Franey
Township Zoning Officer

cc: Navneet K. Sharma, MD, Applicant: Navneet.sharma@tricountyhospitalists.com
Victor Kelly Jr., PE, Design Engineer: VKelly@cei-1.com
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