

**East Vincent Township  
Planning Commission Meeting Minutes  
January 30, 2024 7:00 PM**

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Chairman Austin Hodge opened the meeting with the Pledge of Allegiance at 7:00 PM. Also, in attendance were: Rachael Griffith, Nicole Keegan, Nev Lynch, Chris Orzechowski, Robert A. Zienkowski, Manager and Jonathan Robinson, Township Engineer.

**1. Board Reorganization**

A Hodge stated that the Planning Commission is required to reorganize at the first meeting held in January. A. Hodge state that at this meeting the Planning Commission must nominate a Chairman, Vice-Chairman and Secretary.

Motion to nominate Austin Hodge as Chairman of the Planning Commission for the calendar year 2024.

Moved: C. Orzechowski                      Second: R. Griffith                      Vote: Unanimous

Motion to nominate Rachael Griffith as Vice-Chairman of the Planning Commission for the calendar year 2024.

Moved: N. Keegan                              Second: C. Orzechowski                      Vote: Unanimous

Motion to nominate Chris Orzechowski as Secretary of the Planning Commission for the calendar year 2024.

Moved: A. Hodge                              Second: N. Keegan                              Vote: Unanimous

**2. Minutes**

Motion to approve the minute of December 19, 2023.

Moved: A. Hodge                              Second: R. Griffith                              Vote: Unanimous

**3. Reports**

The Engineer Report and the Board of Supervisors minutes received.

There was no motion or public comment on this agenda item.

**4. Old Business:**

**A. Spring City Elementary School – 190 S. Wall Street – Land Development Plans – 3<sup>rd</sup> Presentation**

A. Hodge stated that the Township is in receipt of a Land Development Application for Spring City Elementary School located at 190 S. Wall Street. A. Hodge stated that the Applicant proposes improvements to an existing public-school facility located on the southwest side of South Wall Street on a 10-acre lot in the High-Density Residential Zoning District (HR). A. Hodge stated that the scope of work includes demolition of certain site improvements including the northwest playground and existing 41-space parking lot and its driveway connection to the bus loop, construction of a new 55-space parking lot, including three accessible spaces and a new two-way driveway to S. Main Street, a 2,363 square feet infill addition to the building's interior courtyard, and a 4,725 square foot addition at the northwest end of the building. A. Hodge stated that the building is served by existing public water and sewer service. A. Hodge stated that however, as part of the proposal, a new pump

station and sanitary force main will be installed. A. Hodge stated that proposed stormwater facilities include two new infiltration beds.

Motion to recommend Preliminary Land Development approval for Spring City Elementary School located at 190 S. Wall Street with conditions:

- Plans must be revised to indicate footcandle levels at all the sidewalks;
- The building entrance must be maintained at 5.0 footcandles and all entrances must be noted on the CTMA plans;
- The style of light fixtures should be determined by the Township if aesthetically suitable for the neighborhood;
- The applicant should review and revise the tree and shrub plantings as necessary to resolve the conflicts between the proposed plantings and the geothermal well piping;
- The Fire Marshal must confirm that all plan revisions satisfactorily address his comments and that the Fire Marshal review the removal of the existing driveway and parking lot and see if the layout meets his requirements;
- Approval from Chester County Conservation District and the PADEP is required;
- Finals plans must include spot elevations for all ADA curb ramps, accessible parking stalls, and their associated access aisles;
- All ramps must have detectable warning surfaces and made ADA compliant;
- A Highway Occupancy permit is required for the proposed driveway access to South Wall Street;
- A profile showing the proposed sanitary sewer pipes, manholes, wet well, valve vault and force main, along with ground elevations, needs to be submitted for review;
- A walkway to the existing pump station is recommended so personnel can access the pump station during inclement weather;
- Review and approval of the proposed sewer design needs to be received from both East Vincent Township and Spring City Borough;
- Applicant will work with the Township to determine suitable sidewalk continuation along Wall Street to Parkview Blvd.

**Moved: A. Hodge**

**Second: R. Griffith**

**Vote: Unanimous**

**Public Comment:**

- **Jane Clark of Bridge Street** – J. Clark just wanted to let the Planning Commission know that they can be seen and heard online.

**Motion to adjourn the meeting at 7:20 PM.**

**Moved: A. Hodge**

**Second: C. Orzechowski**

**Vote: Unanimous**