

**East Vincent Township  
Planning Commission Meeting Minutes  
October 17, 2023, 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: Vice-Chairman Rocky Roeger; Nicole Keegan, Member; Chris Orzechowski, Member; Rachael Griffith, Member, Cindy VanHise, Township Engineer; and Robert Zienkowski, Township Manager. Bill Hoffman and Nev Lynch were absent.

**1. Minutes**

Motion to approve minutes of September 19, 2023.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

**2. Reports:**

A Hodge stated that the Engineer's Report and Board of Supervisors Minutes were received.

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

**3. New Business**

- a. Spring City Elementary School – 190 S. Wall Street

A. Hodge stated that no one is present from Spring City Elementary School.

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 S. 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 as part of the proposal, a new pump station and sanitary force main will be installed. A. Hodge stated that the proposed stormwater facilities include two new infiltration beds. N. Keegan stated that she wants to know how the pedestrian circle is and pick-up/drop-off. N. Keegan stated that snow removal has to be incorporated into the design. A. Hodge asked what sewer system it would go to, but it would go to the Spring City Borough plant. A. Hodge asked if the school district will be required to match the existing lighting. C. VanHise stated it will have to be looked at. A. Hodge asked if they will be adding new play areas. C. VanHise stated that will be a question for the applicant. R. Griffith stated that she doesn't care for the new drop-off location. R. Griffith stated that it is unfortunate that they are going to lose their courtyard unless they have never used it anyway. C. Orzechowski stated that the infiltration seems mediocre at best, it is something that the applicant should look at. C. VanHise stated that she is concerned how much the traffic will back up on S. Wall Street during the morning drop-off.

Public Comment:

- Public comment was given by Sandy Heidel of Park Road, but it was inaudible and therefore could not be documented.

**4. Old Business:**

- a. Bechtel Farm at Stony Run – 446 Stony Run Road – Preliminary SDLD Application

**Present: Joan London, Attorney  
John Benson, Developer**

A. Hodge stated that the Township received the revised combined Conditional Use and Preliminary Major Subdivision/Land Development application for 446 Stony Run Road (Bechtel Farm at Stony Run). The Applicant is proposed to consolidate two existing parcels consisting of 67.9 acres within the Low-Density Residential Zoning District (LR). The site is partially within the Flood Hazard District, contains prime agricultural lands, wetlands, and wooded areas. The consolidated lot will include new construction of eighty-five (85) single-family detached dwellings with two-car garages, with an existing farmhouse and its accessory structures to remain. The 85 new dwellings and the farmhouse will be served by public water and sanitary sewer service. The Applicant proposed to develop the tract in accordance with the requirements of the Open Space Design Option of the Zoning Ordinance, which is a permitted use when approved as a Conditional Use, and to utilize Transferrable Development Rights (TDRs). The development will have a single access along the south side of Stony Run Road to a proposed private internal road system of five new roads proposed to be named as follows: Jasper Drive, Vernon Circle, Amos Lane, Arvilla Lane, and Janet Lane. According to the plans, it is noted that the maintenance will be by the Homeowner's Association.

J. London stated that they are requesting a recommendation tonight at least for the new revised plan for 53 lots.

J. Benson stated that he does not know why the Commission will not make a recommendation. R. Roeger stated that they will not make a recommendation on a plan they just received. A. Hodge stated that they denied the original was because there were not two entrances. J. Benson stated that want support for the 53-lot plan. J. Benson stated that they cannot withdraw a plan until the Township gives a determination on one. J. Benson reviewed the new proposed 53-lot plan. J. Benson stated the Township does not want to see any houses along Stony Run Road and wants a buffer added. A. Hodge stated that they made comments that were taken off the plan. A. Hodge stated that they are the recommending body and a lot of the comments they made were removed from the new plan.

M. Crotty stated that his perspective is that it is fine if the applicant wants to go with the 53-lot plan and the Commission can give comments. M. Crotty stated that he can walk through some of the elements and then the Commission can make comments. J. Benson wants to focus on the plan they want to build. N. Keegan stated that it is confusing why there are two plans. M. Crotty stated that he is indifferent to either plan it is whatever the Commission has comments on. M. Crotty stated that the neighbor group discussed less lots, so this new plan is representing their efforts to have less lots. M. Crotty stated that this will come back before the Planning Commission. A. Hodge stated that if they get Conditional Use for the 53-lots the Commission would be bound to that plan. R. Roeger suggested they just focus on one plan. R. Zienkowski stated that the Planning Commission is not obligated to make a recommendation, and there are valid concerns that the Commission has. J. London stated that many of the features on the 85-lot plan are similar to the 53-lot plan. J. Benson stated that the existing features plan has not changed between the 85-lot plan and the 53-lot plan. R. Griffith stated that the larger parcel is not being extinguished. R. Griffith stated that she would like more information on potential impact on water quality for all these on-lot systems. A. Hodge stated that they want to know what the impact will be on the stream before moving forward. R. Roeger stated that if the intent is to preserve the structure of the Township, he wants to ensure we don't see these houses lined up on the side of the road. R. Roeger asked if the applicant made it clear when they met with the neighbors that they do not plan to dedicate the lower parcel to Open Space? J. Benson stated that it was not brought up. R. Griffith stated that she does not feel that this plan is better at all. R. Zienkowski stated that the Township is trying to preserve the character of the Township. J. London stated that the density has always been the concern. R. Roeger stated that the Commission has been very concerned about the preservation of the lower tract.

Motion to take a recess for 10 minutes.

Moved: R. Roeger

Second: N. Keegan

Vote: Unanimous

Public Comment:

- Dana Ciaffone of Hearthstone Circle – D. Ciaffone stated that most of the discussion around the new plan was between the attorneys, they were just provided something at a very high level. D. Ciaffone stated that initially EVA (East Vincent Advocacy) felt good about the new plan. D. Ciaffone stated

that the 53-lot plan seems more responsible environmentally and to match the Zoning but stated they feel like there is a lot they do not know yet. D. Ciaffone stated that they are open to getting another Planning Commission meeting to discuss this. R. Roeger asked if they can move the Planning Commission meeting. R. Zienkowski stated they can do that we will just need to advertise. D. Ciaffone stated that Michele Adams is their engineer and is not present to make comments.

- Mike Sorber of Stony Run Road – M. Sorber stated that he appreciates the Commission and them listening to everyone's comments. M. Sorber stated that he thinks keeping the rural landscape is very important. M. Sorber thinks that lighting is major, and he does not want to see it extremely lit up. M. Sorber thinks that this proposed plan is too congested.
- Elaine Milito of Hallman Mill Road – E. Milito stated that it is important that maintaining the quality of the Stony Run is extremely important. E. Milito stated that the problem with the water issues on the Ruth tract is the stormwater runoff in a short time would overwhelm the creek. E. Milito stated that one of the State requirements is that there be a 100ft forested buffer along the stream and she does not believe this is proposed and should be made a condition. E. Milito stated that the density is calculated wrong, the problem with the density is the mathematics. E. Milito reviewed her calculations.
- Bill Fields of Stony Run Road – B. Fields stated that it is important to contrast between the two plans and the two options. B. Fields stated that fundamentally the lots are very tiny and not much can be done with the property and there are a lot of limitations. B. Fields stated that there is not enough parking, and it is inevitable that there will be parking in the street. B. Fields stated that he sees other developments in other Townships that are so overpopulated and out of touch and he does not want to see this happen here.
- Christine McNeil of Nottingham Drive – C. McNeil stated that the 53-lot plan is in congruence with Landscapes3. C. McNeil stated that the developer stated that if something doesn't infiltrate, he will take away the lot. C. McNeil stated the hydrology report is very critical. C. McNeil stated that she is in favor of the lesser-lot plan. C. McNeil thanked everyone for all their work.
- B. Fields stated that Vernon Ruth has been their neighbors for 30 years, it was his understanding that they will not be able to run their beef business if this development goes through. B. Fields stated that maybe something could be worked out to allow for him to continue the business.

A. Hodge asked if the Open Space will be dedicated and if it will be usable or not. J. Benson stated that is a Township decision that needs to be made.

A. Hodge asked if the island proposed is the same size as it was on the original plan, because he is concerned about the fire truck turning radius. J. Benson stated that they requested a waiver to not install the island. A. Hodge stated that a lot of the parking has been removed, and asked if more parking can be incorporated into the new proposed plan.

R. Roeger stated that he previously brought up installing parking at the trailhead and it is not proposed on the plan currently. R. Griffith asked why they decided to have private streets. R. Griffith stated that it is very hard to weigh the two plans where there are so many unknowns. R. Roeger stated that part of the reason why he was in favor of the smaller developed area and larger undeveloped areas was because it kept the feel of "rural".

A. Hodge stated that there was no information stating there would be any improvements to the intersection of Bridge Street and Stony Run Road. J. Benson stated that it has already been permitted, he thinks it is extremely necessary. J. Benson stated that they should have the HOP permit within 30 days. A. Hodge stated that the Township has been asking for that intersection to be upgraded for a very long time.

N. Keegan stated that it would be beneficial to have a community space for the units. J. Benson stated that it is hard to include that with having on-lot septic systems.

A. Hodge is requesting that the data tables be updated before they come back before the Planning Commission for discussion. N. Keegan asked what they will review at the next meeting. A. Hodge stated that they will receive all the review letters from the professionals and see what their comments are, and it will give time to discuss with the community. R. Roeger asked about how many garages will be front load or side load and if it will be included in the updated version. J. Benson stated he does not know.

Public Comment:

- E. Milito asked what the numbers are for the W. Bridge Street property located within RC – if they are using the whole property with TDRs, 80% of the property needs to be preserved. E. Milito stated in any case it will be less than 17.

Motion to move the November meeting from November 21<sup>st</sup> to November 14<sup>th</sup>.

R Zienkowski stated that we can coordinate if there are any conflicts.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

Motion to adjourn the meeting at 9:33 PM.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous