

**East Vincent Township
Planning Commission Meeting Minutes
October 18, 2022 7:00 PM**

Chairman Austin Hodge opened the meeting with the Pledge of Allegiance at 7:00 PM. Also in attendance were Rocky Roeger, Vice-Chairman; Chris Orzechowski, Member; Nicole Keegan, Member; and Catherine Ricardo, Township Manager. Rachael Griffith, Member, Nev Lynch, Member, and Bill Hoffman, Member; were absent. There were eight (8) guests in person and two (2) guests online.

1. Minutes of September 20, 2022.

Motion to approve the minutes.

Moved: R. Roeger

Second: B. Hoffman

Vote: Unanimous

2. Reports:

The Engineer's Report and Board of Supervisors minutes were received. No action was taken.

3. New Business

A. 1808 & 1810 Old Schuylkill Road – Nick & Christine Colyvas

Present: Glen Kelczweski, P.E., Bercek & Associates

A Hodge stated that the Township received the Minor Subdivision application for Nicholas & Christine Colyvas for 1808 and 1810 Old Schuylkill Road. A. Hodge stated that the application is for subdivision only. The application consists of two separate parcels of land, Lot 1 containing 3,847 square feet and Lot 2 containing 3,881 square feet. A. Hodge stated that these parcels are located on the westerly side of Old Schuylkill Road within the Moderate-Density (MR) Residential Zoning District. A. Hodge stated that both parcels are existing non-conforming with an existing non-conforming multi-family dwelling containing two dwelling units, one driveway, and two detached sheds. A. Hodge stated that both parcels are located within "Zone A 100-Year Floodplain". A. Hodge stated that the applicant is proposing to convey and combine in common deed the two parcels into a single parcel containing 7,728 square feet and convert the existing multi-family dwelling into a single-family residential dwelling. A. Hodge stated that the dwelling is currently served with public water and on-lot sanitary sewer. A. Hodge stated that the existing dwelling is to be connected to public sewer with the Brown Drive/Old Schuylkill Road sanitary sewer project.

G. Kelczewski stated that he is present to represent 1808 & 1810 Old Schuylkill Road. G. Kelczewski stated that most of their waiver requests are because they are not proposing any development. G. Kelczewski stated that everything stated in the review letters, they are willing to comply.

Motion to recommend approval of the Final Minor Subdivision Plan of Nicholas & Christine Colyvas for their properties at 1808 and 1810 Old Schuylkill Road, consisting of approximately .177 acres, as shown on plans prepared by Bercek and Associates, dated August 29, 2022, consisting of one (1) sheet, conditioned as follows:

- Satisfactory compliance with the Township Professional reviews as follows:
 - Township Engineer Review dated October 10, 2022;
 - Township Zoning Officer Review dated October 10, 2022;

- Recommending granting the following waivers from the Subdivision and Land Development Ordinance:
 - §22-305.5.B.(2)(1) requiring all features noted in §22-307.1, requiring a separate “Existing Features Plan.”
 - §22-305.5.B.(4)(h) requiring the location of existing and/or proposed trails throughout the property.
 - §22-305.5.B.(4)(k) requiring a construction sequencing plan.
 - §22-305.5.B.(5) requiring the preliminary plan be accompanied by supplementary data listed in this section. Impact narrative, conservation plan, stormwater management plan, improvements and construction plan, landscaping plan & impact studies.
 - §22-406.6. requiring cartway widening or escrow of money where deemed necessary in order to improve said cartway.
 - §22-419 requiring curbs.
 - §22-421. requiring sidewalks.
 - §22-422. requiring Landscape Design.
- Conditioned on the Applicant resolving, to the satisfaction of the Township, the encroachments onto Township property at 1806 Old Schuylkill Road.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

B. 446 Stony Run Road & 1241 W. Bridge Street – Preliminary SDDL Application

A Hodge stated that Artisan has elected not to be present. A. Hodge stated that when reviewing it was noticed that major commission of the required trail conforming to the East Vincent Comprehensive Plan on the frontage of the W. Bridge property which Artisan agreed to Which Artisan agreed to on the July 19th meeting. A. Hodge stated that the Planning Commission would like to have these items reviewed, the planning commission is asking the Township Engineer to request Artisan to include the TDR calculation methodology on the plan revision, with all the major omissions, and the numerous comments from CKS, Penonni, and TCA. A. Hodge stated that the Planning Commission is asking Artisan to make a note of revisions and update the drawings. A. Hodge stated that this plan set revision as it is currently not ready for comment or action, unless anything other members have anything else to say so will take public comment. A. Hodge stated that for public comment when you come up, please state your name and address and keep your time is limited to two minutes.

Public Comment:

- **Elaine Milito of Hallman Mill Road** – E. Milito stated that when she saw the original calculations, she thought they just were out of line and if you know there’s an old statement that says if it seems too good to be true probably is, so she just thinks that almost a doubling the density after you’ve already calculated, the TDR is in the open space design option, it does not make sense, she would like the Planning Commission to think about this. E. Milito stated that for example, Magnolia Reserve was in the same situation, it is in the LR Zone and using open space design option and using TDRs. E. Milito wants to know how they interpreted the ordinance.
- **Bill Fields of Stony Run Road** – B. Fields stated that he does not know every detail, but he read John Snooks analysis and he is confident that what he wrote is accurate. A. Hodge asked C. Ricardo if she could send the Planning Commission’s Comments along with the public comment’s to Artisan.

C. Ordinance Committee – Zoning Ordinance Amendments

A Hodge stated that the Ordinance Committee has been meeting regularly since earlier this year to review the Township Zoning Ordinance to redline the text with suggested amendments. A. Hodge stated that the text is being reviewed article by article and once the Ordinance Committee makes changes, the changes then go to the Planning Commission and the Board of Supervisors for “soft approval”. A. Hodge stated that this is not a formal approval to recommend adopting the ordinance but will allow the Planning Commission, Board of Supervisors, and public to review the individual articles as they are completed by the Committee. A. Hodge stated that the Ordinance Committee has finished reviewing and amending Article I (Preamble), Article XXI (Nonconformities), Article XXII (Zoning Hearing Board), and Article XXIII (Administration) and is requesting the Planning Commission offer feedback at this time. A. Hodge stated that if the Planning Commission is ready, members are requested to forward these articles to the Board of Supervisors for its review and comment. A. Hodge stated that if comments are received, this will be referred back to the Ordinance Committee for further consideration of the proposed changes. A. Hodge stated that he will listen to the other members comment since he is on the Ordinance Committee. R. Roeger asked if in Article XXII (Zoning Hearing Board) if they are following their terms, just as the Planning Commission is, that one has to expire every year, and no more than two can expire at a time. C. Ricardo stated that they are set appropriately. C. Ricardo stated that the cross references will be updated once the entire ordinance is updated.

Motion to send Article I – Preamble, Article XXI – Nonconformities, Article XXII – Zoning Hearing Board, and Article XXIII – Administration to the Board of Supervisors for review and comment.
Moved: R. Roeger Second: B. Hoffman Vote: Unanimous

There was no public comment on this agenda item.

D. Zoning Hearing Applications

i. Pennhurst Holdings DE, LLC – 250 Commonwealth Drive

A Hodge stated that the applicant, Pennhurst Holdings DE LLC, located at 250 Commonwealth Drive in the Industrial Mixed Use (IMU) Zoning District has filed a Zoning Hearing Board application requesting a Variance from Section 27-2803.D of the Zoning Ordinance. A. Hodge stated that the subject property is being conveyed to Pennhurst from the State of Pennsylvania and has an existing building. A. Hodge stated that the applicant is requesting for the minimum setback at the building setback line to be less than 50 feet while they go through the subdivision process after which time, they intend to demolish the building and the variance will no longer be needed. R. Griffith stated that she assumes if the house has any historic significance, it would be noted. C. Ricardo stated that it has to go through the subdivision process and that is a requirement to have it listed if it were a historic structure, they would have to have a historic resource assessment completed. A. Hodge asked if they could establish a demolition date. R. Griffith is concerned if this never happens, and the house is demolished if it will just sit there with an empty hole. R. Griffith stated that the plan does not show the location of the house, C. Ricardo stated that they have since submitted a plan that shows the house location. R. Roeger stated that following the demo they should grade the green space where the structure once was.

Public Comment:

- **Steve Hacker of Brown Drive** - S. Hacker asked why they are wanting to demolish this house and what their plan is. R. Roeger stated this comment should be added. C. Ricardo stated that this application was generated by the State originally, they contacted Pennhurst and asked them to do this work. C. Ricardo stated that this is within the side yard setback. C. Ricardo stated that she believes the demolishing of this building was a part of the sale with the state. S. Hacker stated that the house was where the commandant lived for Pennhurst. R. Roeger asked S. Hacker how the repair of the house is, S. Hacker stated that no one has been in the house for years, he is unsure if it is boarded up or not, he imagines it is pretty bad. A. Hodge asked if the State or County has condemned the property, C. Ricardo stated that she does not know.

Motion to send comments to the Zoning Hearing Board for consideration as discussed, this evening.
Moved: A. Hodge Second: R. Roeger Vote: Unanimous

ii. St. Vincent United Church of Christ – 137 Ridge Road

A Hodge stated that the applicant, St. Vincent United Church of Christ located at 137 Ridge Road, situated in the Rural-Conservation (RC) Zoning District is seeking to subdivide the property to create two non-conforming lots and requests variances from Section 27-503.3.A.1, 27-503.3.A(4), 27-503.3A(10), 27-1602.2.(D), 27-503.2(B)(1) of the East Vincent Township Zoning Ordinance. A. Hodge stated that the applicant is also requesting a Special Exception to Section 27-1608 to allow the conversion of the single-family dwelling to no more than three dwelling units. A. Hodge stated that the Board of Supervisors commented on this application at its October meeting and directed the Township Solicitor to contact the Applicant that seeking to create two non-conforming lots would result in opposition from the Township. A. Hodge stated that his comment is the same as the Board of Supervisors comment. R. Griffith asked if it is already set up for 3 families, C. Ricardo stated it is not and it is not an allowable use, it is only allowed to be a parsonage. B. Hoffman asked if making one compliant will that help them down the road. C. Ricardo stated that if it is granted, they will be allowed to use it as a single-family dwelling. R. Griffith stated that they should submit a floor plan related to the conversion. R. Griffith stated that she feels there will not be enough parking for tenants. A. Hodge stated that comment should be included in there comments to the Zoning Hearing Board. A. Hodge asked if they are sharing the well, C. Ricardo stated that they have to have their own water source. C. Ricardo stated that it is currently being used as a group home which is in violation of the Zoning Ordinance.

Motion to send comments to the Zoning Hearing Board for consideration as discussed, this evening.
Moved: A. Hodge Second: R. Roeger Vote: Unanimous

There was no public comment on this agenda item.

Motion to adjourn the meeting at 7:45 PM.

Moved: N. Lynch Second: R. Roeger Vote: Unanimous