

**East Vincent Township
Planning Commission Meeting Minutes
November 14, 2023, 7:00 PM**

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; Bill Hoffman, Member; Nev Lynch, Member; Rachael Griffith, Member, Cindy VanHise, Township Engineer; Mike Crotty, Attorney representing the Planning Commission; and Robert Zienkowski, Township Manager.

1. Minutes

Motion to approve minutes of October 17, 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

Present: Jeremy Maziarz, Engineer

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.

J. Maziarz stated that 53 parking spaces are required but they are proposing 55 parking spaces. J. Maziarz stated that they are providing pedestrian circulation in the front of the building as well. J. Maziarz stated that they addressed another review comment and added a loading area to the revised plan. R. Griffith asked about the filling in of the courtyard and what the purpose is? J. Maziarz stated that the courtyard has been controversial for many years now, it is mostly impervious the way it sits and is not used much now – the new area will become the “hub” for the school. R. Griffith asked if the existing driveway would remain. J. Maziarz stated that it is proposed to cut off the shared driveway and have their own driveway to keep it separate.

Public Comment:

- Christine McNeil of Nottingham Drive – C. McNeil asked if the home closest to the school will be impacted and if anything will be done for traffic, etc. that may impact that home? J. Maziarz stated that they will comply with the buffer requirements and trees and shrubs will be planted.
 - C. McNeil asked if the sports field is shown on the plan and if the stormwater will be able to handle the added parking, etc.
- Dana Ciaffone of Hearthstone Circle – D. Ciaffone asked if this is Chester County or Montgomery County. A. Hodge stated that it is Chester County.

C. VanHise asked if any waivers will be requested. J. Maziarz stated that in C. VanHise's review letter it states that an island is required. J. Maziarz stated that with their revised circulation, they plan to request a waiver for the required island. A. Hodge asked if our Sewer Engineer reviewed this, and he did. J. Maziarz stated that they received sign off from Spring City Borough for the sewer system.

4. Old Business:

- a. Bechtel Farm at Stony Run – 446 Stony Run Road – Conditional Use Sketch Plan

Present: Keith Mooney, Attorney
Joan London, Attorney
John Benson, Developer
Jackie Erixxson, Applicant
Adam Brower, Engineer

A. Hodge stated that the Township is in receipt of the Conditional Use Sketch Plan for Bechtel Farm at Stony Run. A. Hodge stated that the applicant is proposed to subdivide a 67.9-acre (gross) tract consisting of two parcels into 53 fee-simple lots for the new construction of 52 single-family detached dwellings on Lots 1 through 52, with an existing farmhouse and its accessory structures to remain on proposed Lot 53. A. Hodge stated that all proposed dwellings and current dwelling are located within the Low-Density Residential (LR) Zoning District. A. Hodge stated that all proposed dwellings will be served by proposed public water and individual on-lot sanitary sewer service.

K. Mooney stated that there has been questions why they are not withdrawing the original plan and that is because they are willing to accept the 53-lot plan with conditions for conditional approval. K. Mooney stated that they are requesting a recommendation for approval.

J. London stated that the site plan has been refined to address comments from the Planning Commission and professionals. J. London stated that they are confident that this plan meets Township requirements. J. London called out the changes on the revised plans. J. London stated that they are not changing the plan or configurations. K. Mooney stated that they are not asking for plan approval, they are asking for conditional use approval. J. London stated that the impervious and building coverage is configured on the plan for each lot. J. Erixxson stated that the landscaping has not changed from what was suggested, it is the same trees, etc. J. Erixxson stated that they did not change the intersection improvements, and they did not change the stormwater management design.

M. Crotty stated that he has a list of conditions, but they are for the last plan submitted. M. Crotty stated that one of the conditions is that none of the conditions are in anyway SALDO relief. J. London stated that they have addressed all comments for conditional use. M. Crotty stated that the Planning Commission is not going to make a recommendation on a plan that they received today at noon. R. Griffith stated that she has not seen anything that shows they can adequately dispose of sewage, and that is a requirement. A. Hodge stated that he does not feel it is safe to put 53 septic systems in the proposed area. K. Mooney stated that the Board did not want them to use the on-lot septic. A. Hodge stated that is incorrect and the Board did not see this plan and did not tell them to use on-lot septic. M. Crotty stated that if they were to make a recommendation, it would not be based on the plan that was just received today at noon. M. Crotty read through some of the conditions that would be included if the Planning Commission were to make a recommendation for the prior plan. J. Erixxson stated that they feel this plan is the best plan for everyone. R. Griffith stated that they are working on the ordinances so when they come in with the official plan things may be different. M. Crotty stated that this would just be setting the parameters.

Public Comment:

- Elaine Milito of Hallman Mill Road – E. Milito stated that she was given the TDR sending parcel information and she looked at the current zoning and made a map of what they are proposing to take and the acreages, and what TDRs will be left.

M. Crotty stated that it needs to be made clear that this would not be an approval of the 86-lot plan. M. Crotty stated the first note on the conditions is stating that they are not recommending approval of the 86-lot plan.

Public Comment (continued):

- Mark Brancato of Barton Drive – M. Brancato stated that it makes no sense to have two separate plans going concurrently. M. Brancato stated that the 53-lot plan circumvents the ordinances set in place. M. Brancato stated that they did not follow the four-step process. M. Brancato stated that the Commission is not ready to address the matters presented tonight.
- Michele Adams of Pughtown Road – M. Adams stated that the code has very specific requirements for Conditional Use – there are many things that are not shown on the plan that are required. J. London stated that the requirements M. Adams stated are for plan approval not conditional use. A. Brower stated that they have submitted the reports that were mentioned and did stormwater management testing with the Conservation District and DEP, and they have noted that everything has been addressed.

M. Crotty stated that if they were to give approval, it would not be subdivision land development approval.

Public Comment (continued):

- Mark Brancato – M. Brancato stated that going forward they are enforcing the motion, and they should be letting the Board make a decision, the Commission should just wait.
- Michele Adams – M. Adams stated that the Township ordinance requires a site analysis and existing features plan which she has not seen be submitted.

M. Crotty stated that this is an unusual process, and they cannot wait until the Board makes a decision, because they are then making a decision without the recommendation of the Planning Commission and that feedback. M. Crotty stated that it is the Planning Commission's decision.

Public Comment (continued):

- Monica Schryver of Valley Creek Lane – M. Schryver stated that she heard Austin say that they have not recommended the 86-lot plan, so by ordinance and law she thinks it seems cut and dry that they already made a decision so the Board can use that recommendation. M. Schryver stated that it seems like there is a lot of grey area.

A. Hodge called for an 8-minute recess.

Motion to reaffirm the initial rejection of the 86-lot plan, if the Board of Supervisors does feel it necessary to consider conditions on the 53-lot plan that they recommend the list of items of items

spoken about this evening. A. Hodge stated that although they do not recommend the 53-lot plan to them and recommend that they do not approve that plan either as it does not follow the current ordinance process and they have not seen the evidence of adequate sewage disposal as required by code.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous

Motion to adjourn the meeting at 9:22 PM.

Moved: A. Hodge

Second: B. Hoffman

Vote: Unanimous