

**East Vincent Township  
Planning Commission Meeting Minutes  
December 19, 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; Bill Hoffman, Member; Nev Lynch, Member; Rachael Griffith, Member, Cindy VanHise, Township Engineer; and Robert Zienkowski, Township Manager. There were no absent members.

**1. Minutes**

Motion to approve minutes of November 21, 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.

A. Hodge stated that they are going to make a change on the agenda and have 25 Mennonite Church Road present before 301 & 304 Stony Run Road.

**3. New Business**

**a. 25 Mennonite Church Road – Sentinel Self Storage**

**Present: Dan Lyons, Attorney**

**Sean McGranahan, Engineer**

A. Hodge stated that in 2003, Sentinel Self Storage received Land Development approval. A. Hodge stated that all storage units were constructed except for two (2) of them. A. Hodge stated that the property owner proposes to change the approved building footprints for the remaining two (2) storage units, which are proposed to be placed on an existing stone area and modify an existing detention basin to account for a 9,391 square foot stone area that was recently installed without any stormwater management.

A. Hodge stated that it is being requested that the Planning Commission make a recommendation as to whether this project shall proceed with a grading permit or if an amendment to the approved land development plan is needed. A. Hodge stated that this is not a formal submission and is not under review at this time.

D. Lyons stated that they are requesting a recommendation that this project be able to be completed as a grading project, not a full plan amendment. D. Lyons stated that Sentinel plans to make minor changes to the plan, instead of installing 3 units they would like to install just 2 of them. C. VanHise states that in her opinion what they are proposing can be done through a grading permit and does not have to be an amended land development plan. N. Keegan asked about trees being planted where proposed.

Motion recommending that 25 Mennonite Church Road be able to move forward with a grading permit for the proposed work with a condition that the eight (8) required trees be planted.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous

**b. 301 & 304 Stony Run Road – Sketch Plan**

**Present: Julie Bernstein, Attorney  
Bill Creeger, Pulte Homes**

A. Hodge stated that the Township received a Sketch Plan submission for 301 & 304 Stony Run Road (Shantz Tract). A. Hodge stated that 301 Stony Run Road is located along the northerly side of Stony Run Road and is within the PO -Professional Office/Research Zoning District. A. Hodge stated that the applicant is proposed to develop this parcel into 93 fee-simple lots for the construction of 93 single-family detached dwellings, along with three open space areas containing three separate stormwater facilities. A. Hodge stated that the proposed dwellings are noted to be served by public water and sewer. A. Hodge stated that the two roadway accesses are proposed from Stony Run Road – one loop road aligned with Percheron Drive to the west and the other access aligned with Seven Stars Road to the east.

A. Hodge stated that 304 Stony Run Road is located at the southwest intersection of Stony Run Road and Seven Stars Road and is within the MR – Moderate Density Residential Zoning District. A. Hodge stated that the applicant is proposing to provide open space containing a parking lot, with access from Seven Stars Road, containing eight parking spaces, a tot lot, and pickleball courts.

A. Hodge stated that the combined area of both tracts is noted to be 72.2 +/- acres with a proposed pedestrian public trail from Seven Stars Road, extending through 304 Stony Run Road. A. Hodge stated that the applicant proposes residential development on the 301 Stony Run Road parcel under the Open Space Design option. A. Hodge stated that this is a conditional use in the MR zoning district, but a prohibited use in the PO – Professional Office/Research zoning district. A. Hodge stated that the concept plan suggests that the property would be rezoned from the PO to MR zoning district.

A. Hodge asked if the applicant is currently working with the Board of Supervisors. J. Bernstein stated that is the goal to discuss with the Board of Supervisors. A. Hodge stated that this would require changing the zoning. A. Hodge stated that he would like to table this and have a conversation with the Board of Supervisors to see if they would be willing to even do a zoning change. N. Keegan stated that she does not understand why we would change the zoning. A. Hodge stated that they cannot make that decision, it is the Board's decision to make, that is why he would like to table this because there are too many major variables that impact this. J. Bernstein stated that they were not really going to get into particulars this evening, they just wanted some feedback. A. Hodge stated that since they do not have a directive from the Board of Supervisors, now they can't really give a directive. B. Creeger asked if they could still present their idea tonight to get public feedback. R. Roeger stated that in the order of transparency, they should present. J. Bernstein explained what they are proposing to do with the property. A. Hodge stated that they will give all their comments to the Township Manager regarding this property so they can be given to the Board of Supervisors.

**Public Comment:**

**Dana Ciaffone of Hearthstone Circle** – D. Ciaffone stated that the ordinance for a sketch plan submission states that there are other documents that are required to be submitted. D. Ciaffone asked if those documents were submitted? A. Hodge stated that he does not think so but also this project is not that far in the process, it is more a concept plan. R. Roeger stated that this is just them trying to be considerate and get information before moving forward. D. Ciaffone is happy that Austin said he needs to get direction from the Board first. D. Ciaffone stated that there are a lot of dwellings that are being proposed in the development, but how are we handling the stormwater, traffic, etc.? D. Ciaffone stated that the advocacy group is entirely against a zoning change.

**Christine McNeil of Nottingham Drive** – C. McNeil stated that she agrees with Dana. C. McNeil stated that they would be talking about a zoning change, but what we really need to do is bring in small businesses to the Township, not additional homes that are revenue negative. C. McNeil stated that this needs to be given a lot of thought and concern, and think about adding businesses to our Township.

**Monica Schryver of Valley Creek Lane** – M. Schryver stated that Stony Run Water is impaired, all our water is impaired. M. Schryver stated that we have major stormwater management issues within this Township, and adding these homes would really impact that. M. Schryver stated that traffic is an issue, and we are constantly having accidents at Bridge Street and Stony Run. M. Schryver stated that she does not see a benefit of adding these homes. M. Schryver stated that the people who live here have rights.

**Jane Clark of Bridge Street** – J. Clark stated that she is concerned with emergency services and adding all these people, we may not have enough. J. Clark asked where the money is coming from to support our emergency services.

**Sandy Heidel of Park Road** – S. Heidel asked what will be done with the old Shantz house that is on that property? S. Heidel stated that it is historical, and research needs to be done on that as well.

**Dana Ciaffone** – D. Ciaffone stated that the school board estimated the number of students per dwelling units and its one per dwelling unit, and all of these homes will add children and that will be added to the tax base. D. Ciaffone stated that we need businesses in the Township to add to the tax base.

**Brian White of Kenneth Avenue** – B. White stated that he is a lifelong resident, and he is concerned about the traffic. B. White stated that these roads are rural roads for farms. B. White stated that if we are going to have developments, these roads and improvements need to be done by the developers not the taxpayers. B. White stated that he feels the plan is too dense.

N. Lynch stated that he hopes all the residents with their concerns go to the Board of Supervisors meeting and convey the same concerns with this. N. Lynch stated that until they are tasked with working on this from the Board of Supervisors, they really cannot do much at this point.

R. Roeger stated that the advocacy group has a contentious relationship with another builder and they were able to get their comments and feedback to that builder which is critical to get all the parties on the same page.

**Monica Schryver** – M. Schryver asked how on track we are with the expected growth within the Township? A. Hodge stated that we can get that information. M. Schryver stated that it would be good to get that information.

**Elaine Milito of Hallman Mill Road** – E. Milito stated that she thinks the Planning Commission is expected to give their feedback to the supervisors. E. Milito stated that in our Zoning we have to have a Professional Office Zoning District, we can't just get rid of it.

R. Griffith stated that she feels like the plan has no regard for what is already there. R. Griffith feels like a more thoughtful site plan would have helped make the case.

**Christine McNeil** – C. McNeil stated that what is on the books today for growth and expectations for 2035, we are already exceeding what was expected by 2035. N. Lynch asked if Christine was on the Board when Parmalot was run out of the Township, C. McNeil stated that she was not. C. McNeil stated that we need to encourage small businesses coming into the Township. R. Zienkowski stated that we are currently working with CCEC to bring in a good business into the Township. R. Zienkowski stated that he has a great deal of experience bringing in smart businesses that are sustainable. R. Zienkowski stated that we have a great deal of expertise on our Boards and Commissions and we should use them.

R. Zienkowski stated that this is a good time for the Boards and Commissions to meet with the Board of Supervisors so they can express their concerns, goals, etc.

Motion to create a letter of advisement including all the public comments and the Commissions comments, to be sent out to the Commission and Board of Supervisors.

Moved: A. Hodge

Second: B. Hoffman

Vote: Unanimous

Motion to table the review of the Sketch Plan for 301 & 304 Stony Run Road, until given direction by the Board of Supervisors.

Moved: A. Hodge

Second: B. Hoffman

Vote: Unanimous

There were no public comments on these motions.

**Public Comment:**

**Dana Ciaffone** – D. Ciaffone stated that it came across they had a contentious relationship with Artisan, but they really just were not listening to the concerns. D. Ciaffone stated that she thinks they had a contentious relationship with everyone not just the advocacy group. R. Roeger stated that his comment was not meant as a dig. R. Roeger stated that he hopes the communication is starting off on a better foot.

R. Zienkowski stated that the meeting for the January Planning Commission meeting is the 16<sup>th</sup>.

Motion to adjourn the meeting at 8:21 PM.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous