

**East Vincent Township
Planning Commission Meeting Minutes
February 16, 2022 7:00 PM**

Chairman Austin Hodge opened the meeting with the Pledge of Allegiance at 7:00 PM. Also, in attendance was: Rocky Roeger, Vice-Chairman; Nev Lynch, Member; Bill Hoffman, Member; Nicole Keegan, Member, Chris Orzechowski, Member; Rachael Griffith, Member; Catherine Ricardo, Township Manager; Cindy VanHise, Township Engineer; and Ray Ott, Township Land Planner.

1. Minutes of December 21, 2021

Motion to approve the minutes as presented.

Moved: B. Hoffman

Second: R. Roeger

Vote:

Unanimous

2. Reports:

The Engineer's Report and Board of Supervisors minutes were received. There was no action taken on this agenda item.

3. Old Business:

506 Park Road and 150 S. Wall Street – Final Major Subdivision Land Development Plan

Present: Marc Petrucelli, Owner

A. Hodge stated that at the July 20, 2021, meeting the Planning Commission recommended approval of the amended Preliminary Major Subdivision and Land Development Application for 506 Park Road and 150 S. Wall Street to construct fourteen (14) new townhouses which includes proposed lot 1 and lot 16 as existing detached single-family dwellings, and recommendations to grant waivers.

M. Petrucelli stated that he is getting an agreement together with Spring City Borough and the Township for sewer service. M. Petrucelli stated that not much has changed with this plan. C. VanHise stated that M. Petrucelli is before the Planning Commission tonight to ask for Conditional Final Approval. M. Petrucelli asked if that will move the project along. B. Hoffman stated that Conditional Final Approval will move the project along.

R. Griffith asked about the Open Space on the plan, states that the Open Space can be dedicated to the Township if they want it. M. Petrucelli stated that he is willing to have the Open Space dedicated to the Township. Members of the Planning Commission generally agreed that due to the location of the open space it made sense to have it under ownership of the HOA.

Motion to recommend approval of the Final Major Subdivision and Land Development Application of Marc Petrucelli, Christopher Long, Edward Long, and Judith Long, for 506 Park Road and 150 S. Wall Street to construct 14 new townhouses which includes proposed lot 1 and lot 16 as existing detached single family dwellings, as shown on plans prepared by Commonwealth Engineers, Inc. prepared July 27, 2015, last revised December 8, 2021, consisting of 15 sheets, conditioned as follows:

- Satisfactory compliance with the Township Professional reviews as follows:
 - Township Engineer Review dated February 8, 2022;
 - Township Land Planner Review dated February 8, 2022;

- Township Sewer Engineer Review dated January 19, 2022;
- Liberty Fire Chief Review dated June 21, 2021;
- Recommending granting of the following waivers:
 - Dead-end streets shall be prohibited or as designed as cul-de-sacs and dedicated to the Township. (S.O. Section 22-405.7)
 - Any subdivision of more than five (5) lots shall be required to provide more than one public street connection. (S.O. Section 22-405.13)
 - Streets entering from opposite sides of another street shall be located at least 200 feet apart. (S.O. Section 22-410.4)
 - New streets shall have a minimum of 440 feet of clear sight distance in either direction when intersecting 35 mph streets. (S.O. Section 22-410.7)
 - Cul-de-sac streets shall be provided with a turnaround area having a minimum outside diameter of 167 feet and a minimum diameter of 135 feet, with a minimum inside right-of-way of 100 feet and a minimum outside right-of-way of 200 feet and be curbed with mountable concrete curb. (S.O. Section 22-411.7)
 - The Basin Riser shall extend to one foot below the crest elevation of the emergency spillway. (S.W.M.O Section 23-311.7.B)
 - Anti-seep collars shall extend a minimum of two feet beyond the outside of the basin outlet pipe. (S.W.M.O Section 23-311.7.E)
 - A minimum grade of 2% shall be maintained for sheet flow in a basin bottom. (S.W.M.O Section 23-311.7.I)
 - The toe slope for a basin shall not be less than 25 feet from a property line. (S.W.M.O Section 23-311.7.K.3.c)
 - The minimum required right-of-way width of a private street is 50 feet. (S.O. Sections 22-406.1 and 22-417.B)
 - Proposed street intersections shall follow a straight horizontal course for 100 feet. (S.O. Section 22-410.12)
 - A 0.2 minimum footcandle lighting level is required along low vehicular multi-family residential streets. (S.O. Section 22-414)
- Recommending granting a partial waiver and requiring a fee in-lieu of:
 - Sidewalks are required on all streets within 1,000 feet of and leading to a school. Sidewalks shall be provided on both sides of new streets in residential subdivisions or land developments. (S.O. Section 22-421.1)
- Board of Supervisors approval of certain stormwater management facilities to be located within Restricted Open Space Areas;
- Applicant obtaining any and all necessary approvals from the Township, Spring City Borough, and PA DEP for the collection, conveyance, and treatment of sewerage to be provide via connection to Spring City Borough's public sewer system;
- Applicant obtaining written confirmation for the site accessibility for emergency access shown on the final plan is acceptable and approved by the Township Building Code Official and the Fire Marshal.
- Prior to release Final Plans for recording, Applicant shall secure any and all required third-party approvals, including but not limited to the following:
 - NPDES Permit from PA DEP
 - Erosion and Sediment Permit from Chester County Conservation District

- PennDOT Highway Occupancy Permit
- Sewage Facilities Planning Approval from PA DEP
- Letter of Service from PA American Water
- Letter of Approval from Liberty Fire Department
- Applicant amending the plans to indicate the trail and open space are only for the use of the residents of this community and will be privately owned and maintained;
- All dwellings, with the exception of the existing home on Parcel A (Lot 1) which is not being required to connect to public sewer at this time, shall be connected to the public sewer system in a manner and location as approved by the Township and the Owner shall pay the connection fee (tapping fee) as applicable at the time of the submission of the grading permit for the first dwelling in each group of dwellings.
- Prior to release of the Final Plans for recording, Applicant shall contribute \$11,000 to the Township for fee in lieu of dedicated open space;
- Prior to release and recording of the Final Plans, the Owner shall execute and deliver of a Development Agreement and Security Agreement, together with the posting of adequate financial security, all in form and amount satisfactory to the Township.
- Prior to release and recording of the Final Plans, the Owner shall submit a form of Stormwater Controls Best Management Practices and Operations & Maintenance Agreement, for review and approval, together with the required inspection escrow as established by the Township.
- Prior to release of the Final Plans for recording, the Owner shall submit a Homeowners Association Declaration (and all related covenants, easements, and restrictions), for review and approval by the Township.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

4. New Business

A. 3216 Schuylkill Road – Zoning Hearing Board

A. Hodge stated that the subject property, 3216 Schuylkill Road is in the Moderate-Density (MR) Zoning District identified as UPI 21-1-40. A. Hodge stated that the applicant is seeking a variance to place an accessory structure in the front yard under Section 27-1602.2 of the Zoning Ordinance which requires accessory structures to be located to the side or rear of the principal dwelling. A. Hodge stated that the Planning Commission members are to discuss the following items to see if they would like to comment. R. Roeger stated that he understands why the homeowner wants to have the garage in the spot he does. R. Roeger stated that he is concerned about the water run off and how it would affect Rt. 724. R. Roeger asked if the homeowner plans to maintain his trees at the rear and side yard of the garage and home.

A. Hodge stated that they would like to pass along comments to the Zoning Hearing Board asking how the applicant will maintain the water run-off and have it diverted away from 724 and how the trees will be maintained. C. Ricardo stated she will draft a letter to provide for the Planning Commission's review tomorrow.

B. Ordinance Committee Nominations

A Hodge stated that the Township is in the process of beginning its Zoning Ordinance revisions with the assistance of Chester County. A. Hodge stated that as part of this initiative, the Board of Supervisors will form an Ordinance Committee to assist in the technical components of giving feedback and direction for the revised text. A. Hodge stated that the Ordinance Committee will

consist of 1 Supervisor, 2 Planning Commissioners, Land Planner, Solicitor, Township Engineer, Township Manager, and 1 member of the community.

C. Ricardo stated that the Ordinance Committee is time intensive so flexible schedules for whoever is nominated is appreciated. R. Roeger nominated Austin Hodge for the Ordinance Committee. R. Griffith stated that she is interested in becoming a part of the Ordinance Committee. A. Hodge nominated Racheal Griffith for the Ordinance Committee.

A. Hodge stated that the Ordinance Committee will go over the verbiage of the Ordinances and the information will be passed on from the Planning Commission to the Board and then back to the Ordinance Committee. R. Griffith stated that she would like to see this committee be as open as possible with the public. C. VanHise stated that in order to move the ordinances along it is very important to have a defined committee. C. Ricardo stated that the meetings are a minimum of once per month, but they could be twice per month.

Motion to nominate Austin Hodge and Rachael Griffith from the Planning Commission to serve on the Ordinance Committee.

Moved: B. Hoffman

Second: R. Roeger

Vote: Unanimous

Public Comment:

- **Elaine Milito of Hallman Mill Road:** E. Milito stated that with the current Zoning Ordinance the public was allowed to attend the meetings when it was being discussed and changed. E. Milito stated that there are very few residents who would like to attend and would like the public to be more involved. E. Milito stated that she feels the public should be allowed to see what is going to be changed. A. Hodge stated that maybe there could be an extra page added to the website containing this information. C. Ricardo stated that there is an ongoing project section on the website where items are posted.

Motion to adjourn the meeting at 7:52 PM.

Moved: B. Hoffman

Second: A. Hodge

Vote: Unanimous