

**East Vincent Township
Planning Commission Meeting Minutes
February 20, 2024 7:00 PM**

Chairman Austin Hodge opened the meeting with the Pledge of Allegiance at 7:00 PM. Also, in attendance were: Rachael Griffith, Nicole Keegan, Nev Lynch, Chris Orzechowski, Robert A. Zienkowski, Manager; Jonathan Robinson, Township Engineer; and Joseph Clement, Township Solicitor.

1. Minutes of January 30, 2024

Motion to approve the minutes of January 30, 2024, with corrections.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous

2. Reports

The Engineers Report and Board of Supervisors Minutes were provided for review.

R. Griffith stated that she is happy they are receiving more updates in the engineer's report. R. Griffith asked if they could at some point get a presentation from the engineer about the MS4. J. Robinson stated that he would be happy to make a presentation. R. Griffith asked if it has been decided if the Comprehensive Plan will be getting updated. R. Zienkowski stated that will be before the board at the March meeting.

3. New Business

A. Grant Recommendation for Potentially Acquiring Land

A. Hodge stated that the Township is currently in the process of applying for a Chester County Parks & Preservation grant to potentially acquire land. J. Clement stated that he prepared this motion for consideration as well as the letter it is with respect to an opportunity that Chester County put out where there are matching funds for acquisition of property. J. Clement stated that the grant application is due at the end of the month. J. Clement stated that amendments will be made to the letter that is in favor of acquiring those properties within the Hopewell Bigwood Area that are within the Township. A. Hodge states that in the proposed letter it states 20 acres or more and feels it should be 15. N. Keegan asked if there are smaller parcels that were next to this property that were smaller than 15 acres. J. Clement stated that for the purposes of the grant we chose to have the large acreage because it is the most 'bang for the buck' having those larger funds. J. Clement stated that this does not mean that in the future those parcels would not be looked at. R. Griffith asked that just to be clear this is just a letter of support not a statement of policy, meaning that they are only prioritizing the lands within the Hopewell Bigwood's. J. Clement stated that this is not meant to be a statement of policy. R. Griffith stated that the letter of support is a little 'dry', would it be beneficial to make it a little more detailed. J. Clement stated he is happy to do that. A. Hodge stated that he just urges the 20 be changed to 15, and a sentence added to acquire grants.

Motion that the East Vincent Township Planning Commission recommend to the Board of Supervisors acquisition of property in conservation easement to preserve the Hopewell Bigwoods approval letter of support for the Chester County Grant funding substantially in the form attached letter as amended and authorize said Chairperson to sign the letter.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous

Public Comment:

Elaine Milito of Hallman Mill Road – E. Milito stated that she is here to give some updates from the EAC. E. Milito stated that the EAC will be holding an Earth Day event. E. Milito stated that she encourages everyone to attend, and they are looking for volunteers to help. E. Milito stated that the EAC is now going to be reviewing land development plans, and they are reviewing the code. E. Milito stated that they have looked at the SALDO and Zoning Ordinance and Chapter 102 regarding buffers. E. Milito stated that when they do have something they want to communicate to the Planning Commission, how should they do that? C. Orzechowski asked what type of communication? C. Orzechowski stated that he was on an EAC prior and they would mark up the plans to give to Bob to give to the Planning Commission. R. Zienkowski stated that we will have to work on a time sequence on when the EAC gets the plans and makes their comments. R. Griffith stated that if the plans are hard copy and the EAC is also reviewing it is more paper being wasted. J. Clement stated that he and Bob need to go back to the Board and discuss how the review process will go with the EAC. R. Zienkowski stated that this will be a work in progress.

Monica Schryver of Valley Creek Lane – M. Schryver stated that this addresses the Comprehensive Plan, she stumbled across a watersheds map, that includes four watersheds. M. Schryver stated that since there will be a group of people who come together to look at the Comprehensive Plan this map would be extremely helpful.

N. Keegan asked when the Planning Commission will review the Zoning Ordinance amendments. R. Zienkowski stated that as soon as it is finished it will be given to the Board and to the Planning Commission and allow for public comment. R. Zienkowski suggests an implementation committee to make sure these changes are followed through. J. Clement stated that both the Comprehensive Plan and Zoning Ordinance require hearings and public comment periods in addition to a Planning Commission review.

Motion to adjourn the meeting at 7:35 PM.

Moved: A. Hodge

Second: N. Keegan

Vote: Unanimous