

**East Vincent Township
Planning Commission Meeting Minutes
April 18, 2023 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, Nicole Keegan, Member; Bill Hoffman, Member; Nev Lynch, Member; Chris Orzechowski, Member; Rachael Griffith, Member, Cindy VanHise, Township Engineer; and Collin Fox, Interim Township Manager.

1. Minutes of February 21, 2023

Motion to approve the minutes as presented.

Moved: B. Hoffman

Second: R. Griffith

Vote: Unanimous

2. Reports:

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

1. Old Business

A. 25 Seven Stars Road – Preliminary & Conditional Use SDDL Applications

Present: Chuck Splendor, Developer Representative

A. Hodge stated that the Township received the combined Conditional Use and Preliminary Land Development application for 25 Seven Stars Road (Riverstone Crossing). A. Hodge stated that the applicant is proposed to develop a single tract of land with a gross tract area of 21.061 acres and a net area of 16.64 acres located on the westerly side of Seven Stars Road, within the MR – Moderate Density Residential Zoning District. A. Hodge stated that the site is primarily an open agricultural field with no improvements and contains three existing easements: a 50-foot-wide gas pipeline easement in the west, a 20-foot-wide storm sewer easement in the northwest, and a 20-foot-wide sanitary sewer easement traversing the northern portion of the tract. A. Hodge stated that the applicant proposes to develop the tract in accordance with the requirements of the Open Space Design Option of the Zoning Ordinance, which is a permitted use when approved as a Conditional Use, and to utilize the Transferrable Development Rights (TDRs). A. Hodge stated that shown on the current plan there are thirty-three (33) single-family detached dwellings with front-loaded garages.

A. Hodge stated that this was last before the Planning Commission at the November 15, 2022 meeting, and the following comments were received: a) Provide additional house elevations. b) Provide more useable area in Open Space C by flattening out grades where achievable. c) Provide "meadow" areas in the open space where practical. d) Provide road names for Road "A" & "B" with consideration of Tiffany Lane for Road "A". e) Resolution required from the Township on the type of required "street lighting".

C. Splendor stated that when they were present in November, they had clean review letters from the Township Professionals and suggested to them by Township Staff that they did not request their recommendation for Preliminary Approval & Conditional Use Approval at that time pending the 537 Sewer Plan approval. C. Splendor stated that they now have 537 Sewer Plan approval. C. Splendor stated that the comments received from the Planning Commission at the November meeting were incorporated into the resubmission. C. Splendor stated that Catherine had approved

all the street names. C. Splendor stated that they have clean review letters from the Township Professionals yet again this time for the latest resubmission. C. Splendor stated that they are hear requesting recommendation for Preliminary & Conditional Use Approval.

A. Hodge asked if they have a proposed date for breaking ground. C. Splendor stated that they would like to have a shovel in the ground before winter comes, so around the end of summer. C. Splendor stated that nothing needs to change to convert these to final plans.

R. Griffith asked if 537 approval is the final step. C. Splendor stated that yes, now DEP will review the re-rate permit since it now has 537 approvals. C. VanHise stated that that is the last of the approvals needed from outside agencies. C. Splendor stated the Township is creating a combined permit for the upgrades to the culvert.

Motion to recommend approval of the Preliminary Subdivision Land Development and Conditional Use Application of Soltys – 25 Seven Stars Road (Riverstone Crossing) within the Moderate-Density Residential Zoning District for the construction of thirty-three (33) single-family detached dwelling units with front loaded garages, as shown on plans prepared by STA Engineers, dated March 28, 2022, last revised January 12, 2023, conditioned as follows:

- Satisfactory compliance with the Township Professional reviews as follows:
 - Township Engineer Review dated March 7, 2023;
 - Township Wastewater Engineer Review dated March 8, 2023;
 - Township Land Planner Review dated March 14, 2023;

- Satisfactory compliance with any conditions of the Conditional Use Approval;

- Recommending granting the following waivers from the Subdivision and Land Development Ordinance:
 - Major subdivisions filed in accordance with the Open Space Design Option to demonstrate compliance with the four step design process in accordance with Section 22-304 (S.O. 22-305.5.B.3)
 - Hydrogeology study to be performed to accompany the utilities impact study (S.O. 22-307.E.2.c)
 - Permanent cul-de-sac streets to be provided with a paved turn-around area having a minimum outside diameter of 17 feet and a minimum inside diameter of 100 feet and having an outside minimum right-of-way diameter of 200 feet (S.O. 22-411.7)
 - Infiltration facilities to dewater within a maximum of 24 hours (S.O. 22-426.8.B.7)
 - The maximum depth of water in a detention basin to be three feet unless a greater depth is approved by the Township Engineer (S.O. 22-426.8.C.3)

 - Basin bottoms to have a minimum slope of two percent (S.O. 22-426.8.C.9)

- Recommending granting the following waivers from the Stormwater Management Ordinance:
 - The maximum depth of water in a detention basin to be three feet unless a greater depth is approved by the Township Engineer (S.M.O)

 - Basin bottoms to have a minimum slope of two percent (S.M.O. 23-311.7.C)

- Applicant to demonstrate evidence of adequate water supply and sewage disposal. The November 30, 2022 approval letter from Pennsylvania American Water requires service agreements to be fully executed;
- Board of Supervisors approval of provided renderings of proposed dwellings providing agreeable surroundings for residents and a high quality of design.
- Applicant to demonstrate to the Board of Supervisors as part of the Conditional Use process that the proposed development will not adversely affect existing public services, utilities, recreational opportunities, and public schools. Arrangements for expansion or improvement may be required as a condition of approval.
- The applicant is required to provide a \$2,500 contribution plus to escrow of the required funds for the future installation of 140 feet of the trail that will be permitted and installed as part of the Township culvert replacement project. A cost estimate will need to be submitted by the applicant for review/acceptance by the Township.
- The applicant/developer is to provide a \$1,500 per unit contribution for off-site stormwater management improvements, payable with the first permit for each unit.
- The applicant/developer is to provide a \$1,000 per unit contribution in lieu of performing a traffic impact study, payable with the first permit for each unit.
- Single-family detached dwelling, developed under the Open Space Design Option, in a MR Zoning District, require approval as a Conditional Use by the Board of Supervisors.
- Designated restricted open space shall be restricted from further subdivision or development by deed restrictions, conservation easement, or other agreement.
- Area within clear sight triangles at street intersections is required to be deed restricted.
- Applicant must obtain approval from the following agencies:
 - Township Traffic Engineer
 - Township Wastewater Engineer
 - Township Planner
 - Chester County Planning Commission
 - Chester County Conservation District
 - PADEP

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

There was no public comment on this agenda item.

2. 446 Stony Run Road Preliminary & Conditional Use SDLD Application

Present: Jackie Mercurio, Artisan Construction, Co.

A. Hodge stated that the Township received an application for 446 Stony Run Road Preliminary Land Development and Conditional Use. A. Hodge stated that the applicant is proposing to consolidate two existing parcels consisting of 67.9 acres (gross) within the LR (Low-Density Residential Zoning District). A. Hodge stated that the site is partially within the Flood Hazard District, contains prime agricultural lands, wetlands, and wooded areas. A. Hodge stated the consolidated lot will include new construction of eighty-five (85) single-family dwellings with two-car garages, noted as Units 1 through 85, with an existing farmhouse and its accessory structures to remain on proposed Lot 86. A. Hodge stated that the 85 new dwellings and the farmhouse will be served by public water and sanitary sewer service. A. Hodge stated that the roads within the development are proposed to be private and not dedicated to the Township. A. Hodge stated that the plan indicates the road maintenance will be conducted by a homeowner's association. J. Mercurio stated that the applicant is not requesting anything tonight, they just are looking for comments. A. Hodge stated that we may need to ask for an extension. J. Mercurio stated that she believes an

extension was already received in accordance with the Conditional Use. J. Mercurio stated that the proposed improvements at the intersection at Stony Run Road and W. Bridge Street is, sight distance with all way stop, cut sight distance to cut down existing vertical curves, fill sight distance to fill in the dip at W. Bridge Street and Stony Run Road. J. Mercurio stated that PennDOT is willing to accept the existing sight distance option as the lower cost option. J. Mercurio stated that now it is up to the Township to make a decision on which option they feel is best. R. Griffith asked if the Township has ever applied for funding to fix this intersection; A. Hodge stated that it is a state road. R. Roeger stated that this is a serious problem, and he thinks that PennDOT should not just chose the lower cost option, and do the cut fill option that will actually correct the issue. R. Griffith stated that she would like to hear from the Fire Marshal about his opinion on the entrances into the development for emergency access. A. Hodge stated that they need to do a little more research before making a decision. C. VanHise is worried about the parking situation. R. Roeger stated that he is concerned about the parking during holidays when there is an influx of visitors.

A. Hodge stated that it may be wise to replace the gazebo with a playset since the HOA documents state that playsets will not be allowed in yards. R. Griffith asked if solar panels are going to be allowed in the development. J. Mercurio stated that she will have to check on that. C. VanHise asked the Commission if they are happy with the proposed trails. R. Roeger asked if these homes will go up quickly or if they will take some time and allow for the owners to customize. J. Mercurio stated that she will check on that. T. Comitta asked if a shade structure could be placed on the plans, this is often requested by the grandparents and mothers with young children can be in the shade. C. VanHise stated that she has not received the wetlands study. C. VanHise stated that 10.75 acres will be dedicated to the Township, where will those acres be? J. Mercurio stated that they have not put an exact location on that acreage. J. Mercurio asked the commission if they wanted to weigh in on the name of the community "Bechtel Farm at Stony Run". A. Hodge stated that it is better than the prior version of the name. J. Mercurio thanked the Commission for their time and feedback.

There was no public comment on this agenda item.

3. Zoning Hearing Application – 3395 Schuylkill Road – Citgo

A. Hodge stated that a Zoning Hearing Application was received for M.G. Oil Inc. d/b/a Spring City Citgo. A. Hodge stated that the subject property is located at 3395 Schuylkill Road, Spring City, PA 19475. A. Hodge stated that the applicant is requesting a Special Exception under Section 27-1102.2.A to add a deli space within the area of the building that it previously existed when it was a Sunoco. A. Hodge stated that at its meeting, the Board of Supervisors motioned to send the application to the Planning Commission for review and comment. B. Hoffman stated that he sees no issues with this especially since it was there before, he is in favor of this. R. Roeger stated that they are requesting a grill and fryer too and wonders where they will store the oil.

Motion to send comments to the Zoning Hearing Board incorporating the input on the grill and fryer and fire suppression system.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

There was no public comment on this agenda item.

Motion to adjourn the meeting at 8:20 PM.

Moved: B. Hoffman

Second: A. Hodge

Vote: Unanimous