

**3 East Vincent Township
Planning Commission Meeting Minutes
May 21, 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, and Jonathan Robinson, Township Engineer.

1. Minutes of March 19, 2024

Motion to approve the minutes of March 19, 2024.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous

2. Reports

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

3. New Business

A. Minor Subdivision Application – 358 Hallman Mill Road (Richard & Lovertus Kitchen)

A. Hodge stated that the applicant was unable to make it and they are going to remove this item from the agenda.

B. Final Land Development Application – 190 S. Wall Street (Spring City Elementary School)

Present: Jeremy Maziarz, Applicant Engineer

J. Maziarz stated that they are present to request approval this evening and to request one waiver. J. Maziarz stated that its been a few months since they have been before the Planning Commission and they wanted to see if there are any questions and there are a couple minor review letters from the Township Consultants. A. Hodge stated that he noticed on the review letters that there were a couple crosswalks and light fixtures and the ramp heights on the plans; did they decide if they were going to add those to the drawings? J. Maziarz stated that they will be addressing those because the ramps were also part of the PennDOT permit so it is a little more detailed than what the Township would require in terms of their format. J. Maziarz stated that the lighting comments will be also be addressed. R. Griffith stated that it looks like they are showing the sidewalk extension on the neighboring property. J. Maziarz stated that is correct and the applicant's attorney has provided the exhibit to the property owner to gauge their interest, they have not gotten a response from the homeowner.

A. Hodge moved that the East Vincent Township Planning Commission recommend that the East Vincent Board of Supervisors grant Final Land Development Approval for the Spring City Elementary School expansion and renovation projects subject to the following conditions: 1) Applicant demonstrating compliance with the Board of Supervisors Preliminary Land Development Approval Resolution 2024-06 to the satisfaction of the Township Manager. 2) Compliance with the HRG review letter dated May 1, 2024. 3) Compliance with the Princeton Hydro review letter dated May 13, 2024. 4) Compliance with the Natural Lands review letter dated May 13, 2024; we further recommend granting the waiver of relief of SALDO 22-422.5L.3B requiring a landscaped island of at least 10 feet between parking bays and a lot containing 20 or more spaces.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous

C. Zoning Hearing Board Application – 3801 Schuylkill Road (BDOC)

A. Hodge stated that the applicant is requesting a variance from Section 21-1102 of the zoning ordinance to allow two principal uses of the same lot so both Kimberton Dance Academy and the proposed home good store can fully occupy the existing building on the property. A. Hodge stated that this will be before the Zoning Hearing Board on the 23rd and they've been directed to give a recommendation to the Zoning Hearing Board. L. Macartney stated that looking at the plan of the building, it appears that there is only one entrance, and two businesses are going to be using it. L. Macartney asked if there will be alterations to the building and parking areas. A. Hodge stated that there are two doors. A. Hodge stated that per the MPC it requires a land development application be submit to change the purpose of that building. A. Hodge stated that they are going to recommend to the Zoning Hearing Board and the applicant that they meet with the Township Manager and Staff.

A. Hodge moved that he works with the Township Staff to put together a letter to the zoning hearing board recommending the approval of the zoning hearing application and also recommending to the to the applicant that the land development process will have to be adhered to.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous

D. Open Space Committee

A. Hodge stated that there is an addition to the agenda and Christine McNeil would like to speak on behalf of the Open Space Committee and their initiative. C. McNeil stated that there's a lot of excitement with the thought of having a comprehensive environmental and agricultural resource park, recreation, trail and greenway plan. C. McNeil stated that there is funding in the park and recreation budget of \$40,000 which isn't enough to do that type of plan but they have their sights set on maybe a second round of the VPP Chester County Program. C. McNeil stated that the objective is really to enhance the life and recreation in the Township. C. McNeil stated that Park & Rec is working to upgrade the basketball courts and hopefully working with North Chester to try and get some donations. C. McNeil discussed more of what the Open Space Committees imitative is.

Motion to adjourn the meeting at 7:57 PM.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous