

**East Vincent Township
Planning Commission Meeting Minutes
June 20, 2023 7:00 PM**

Vice-Chairman Rocky Roeger opened the meeting with the Pledge of Allegiance at 7:00 PM. Also, in attendance were: 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. Austin Hodge, Chairman was absent.

1. Minutes of April 18, 2023

Motion to approve the minutes as presented.

Moved: R. Roeger

Second: B. Hoffman

Vote: Unanimous

2. Reports:

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

1. Old Business

A. PA American Water WTP – Lock 57

Present: Joseph Catuzzi, Attorney for PA American Water

R. Roeger stated that PA American Water is present this evening to discuss the proposed new Water Treatment Plant (WTP) at the vacant lot at the corner of Brown Drive and Pennhurst Road. R. Roeger stated that an associated raw water pumping station is also proposed on the existing water treatment plant site. R. Roeger stated that this is not a formal submission and is not under review at this time until the proper hard copy submission is submitted to the Township.

J. Catuzzi stated that this is an important thing to continue to provide clean water to the Township. J. Catuzzi stated that they have addressed all the comments and will comply to the last review letter from the Township Engineer. J. Catuzzi stated that around the property it is very dense vegetation, there are thousands of trees and shrubs. J. Catuzzi reviewed the waivers they are requesting. R. Roeger asked if Cindy has received the hard copy submission for this project. C. VanHise stated that she has not. J. Catuzzi asked if they commission would vote tonight for a conditional approval. C. VanHise stated that she does not support that because it is not just preliminary.

Public Comment:

- Steve Hacker of Brown Drive – S. Hacker stated that he thinks this is a good idea. S. Hacker stated that Brown Drive does not have public water, and this would be great if they were able to receive public water. J. Catuzzi stated that they are looking into making that possible for that portion of Brown Drive that does not have public water.

There was no action taken on this agenda item.

B. 446 Stony Run Road – Artisan Construction Co.

Present: Joan London, Attorney for Artisan Construction Co.

Jackie Mercurio, Engineer

Adam Brower

R. Roeger stated that the Township received an application for 446 Stony Run Road Preliminary Land Development and Conditional Use. R. Roeger stated that the applicant is proposing to consolidate two existing parcels consisting of 67.9 acres within the LR Zoning District. R. Roeger stated that the site is partially within the Flood Hazard District, contains prime agricultural lands, wetlands, and wooded areas. J. London stated that this current plan has been changed slightly due to comments from professionals. J. London stated that the applicant thinks that the remaining comments need to be addressed by the Supervisors at the Conditional Use Hearings. J. London stated that they are here to answer any comments that the Planning Commission has. J. London stated that they want to clarify how many points of access there will be as well. J. London stated that tonight they are looking for a recommendation for Preliminary and Conditional Use.

J. Mercurio stated that they are waiting for Mike Schneider to weigh in on the traffic plan. A. Brower stated that the concern was that the emergency access was keeping it useable, should an event happen, and emergency services need access. A. Brower stated that the other concern was that people would use it as a playground, basketball court and block access. A. Brower stated that there would be a yearly maintenance plan that would occur in that area and be apart of the HOA documents. A. Brower stated that there is dedicated visitor parking spots throughout the development, so there is no parking on the cartway and make sure there are no parking signs on the cartways. R. Roeger asked if even though the roads would not be dedicated to the Township the Township Police could still patrol this and enforce no parking. J. London stated that it would be incorporated into the HOA documents as well. J. Mercurio stated that they will address the comments and comply with the comments. C. VanHise stated that she believes there should be an emergency access point.

Joel McMillan, Fire Chief of Ridge Fire Company stated that his first choice would be to have a second entrance for emergency access. J. McMillan stated that his biggest red flag about having one access is that they will not be maintained. A. Brower stated that the sight distance does not meet the requirement and Stony Run Road would have to be reprofiled. M. Crotty, Attorney representing the Planning Commission stated that the Township Traffic Engineer wanted an explanation why the second driveway could not be put in, and the explanation has never been received. J. Mercurio stated that they are offering the intersection improvements because they feel it is money well spent. J. Mercurio stated that John Benson followed the Comprehensive Plan when he began this.

J. London stated that this off-site improvement is voluntary, and they are asking the Planning Commission to consider the two options. J. London stated that they are not able to do both options, they can do either or. J. London stated that emergency access is not usually utilized, the primary access will be mainly utilized. R. Roeger stated that the applicant is stating that they will either add a second entrance or they will do the sight improvements to Stony Run Road. J. Mercurio stated that it is proven that the second access does not offer much.

M. Crotty stated that if they do the shifted plan, it will make the planting strip in the homes back yard and then it will result in people cutting down the trees. E. Gross asked what the buffer will be

on the west side since the lots but up to the property line. R. Roeger asked if they can take some footage from the other side and add it to the west side for some buffer.

R. Roeger asked if everyone agrees with the layout and if everyone understands the general concept, none of this is an official determination.

Public Comment:

- Dana Ciaffone of Hearthstone Circle – D. Ciaffone stated that they are in the midst of a Conditional Use Hearing and the purpose is to work through the open space design option. D. Ciaffone asked if in the future there would be a decision to put in a second access, who would fund that? R. Roeger stated that he would assume it would be the HOA.
- Monica Schryver of Valley Creek Lane – M. Schryver asked how many cars will be in the development with the garages, they calculated a little under 70 cars for one entrance. M. Schryver stated that what if cars have to get out of the emergency access and it is not maintained, how will the cars get out? M. Schryver asked how much of an expense will it be for Police to monitor this development and the parking? R. Roeger stated that the traffic study that was completed incorporated the number of cars and houses that will be in this development. R. Roeger stated that they are not making any recommendations this evening.
- Elaine Milito of Hallman Mill Road – E. Milito stated that she’s been hearing about dates when a decision has to be made. R. Roeger stated that there is a time clock for the application. E. Milito asked isn’t it the case that conditional use comes before the preliminary approval? C. VanHise stated that it is not always the case that conditional use approval is before preliminary approval.

2. New Business

A. Camp Sankanac

Present: Roy Schell, Director of Camp Sankanac

R. Schell stated that they are here to present their proposed project to replace an existing building with a new building that would better meet their needs, slightly larger than the building that is currently there. R. Schell stated that the current building has 6 bedrooms and 3 bathrooms that allows for 24 people, they are proposing to upgrade that to double to accommodate 48 people. R. Schell stated that these buildings are used all throughout the year. R. Schell stated that the building would also be used for classroom space, which they currently do as well. R. Schell stated that they met with the Township and were told they should go through the Land Development process. N. Lynch is curious why they are not able to just receive permits and not have to go through the land development process. C. VanHise stated that Catherine was pretty firm about this having to be land development, but the Planning Commission can give their recommendation if they believe it could just be permitted. N. Keegan stated that she does not think land development is necessary.

Public Comment:

- Mike Trachtman of Traber Lane – M. Trachtman asked where this will be located. R. Schell stated that it is down in their camp area.

Motion to waiver Land Development for the proposed project for Camp Sankanac.

Moved: N. Lynch

Second: C. Orzechowski

Vote: Unanimous

**B. St. Vincent United Church of Christ – 137 Ridge Road
Present: Michael Bercek – Engineer**

R. Roeger stated that the Township received the Preliminary/Final Subdivision application pertaining to St. Vincent United Church of Christ located at 137 Ridge Road. R. Roeger stated that the Applicant is proposing to subdivide an existing 7.67-acre (gross)/6.97-acre (net) parcel situated on the north side of Ridge Road (S.R 0023) within the RC – Rural Conservation Zoning District, located between Buckwalter Road and Hill Church Road, into two lots. R. Roeger stated that Lot 1 is to be 5.37 acres and contains an existing church with a parking lot and accessory shed in the rear and cemeteries on each side: proposed Lot 2 is to be 1.58 acres and retain the former parsonage building which will be used as a single-family detached dwelling. R. Roeger stated that Lot 2 includes a portion of a gas pipeline right-of-way at its southeast corner. R. Roeger stated that each lot is noted to be served by existing on-site water and on-site sewer. R. Roeger stated that no development/construction or earthmoving is proposed with this application. R. Roeger stated that the purpose of the application is a minor subdivision.

M. Bercek stated that currently the church sits in the middle of the site and there is also a residential home on lot. M. Bercek stated that the church would like to subdivide the house off, the Zoning Hearing Board granted a variance and as a result of that they have this subdivision application to do so. M. Bercek stated that they are asking for a few waivers. C. VanHise stated that this is not proposed for any sort of construction or earth moving. M. Bercek stated they are asking for 5 total waivers and two of those are for the right of way along Route 23, there currently are graves along that right of way so they kept it narrow along that section but went full width along the residential lot. M. Bercek is regarding wetlands study, but due to the fact they are not disturbing the earth at all they are asking for that waiver. M. Bercek stated that they are requesting a waiver regarding conservation and stormwater plans because they are not doing any construction or development. M. Bercek stated that there are already trees planted along Route 23, so they are requesting a waiver for adding trees. R. Roeger asked C. VanHise if she has any issues with the waiver requests., she does not. N. Lynch asked if they would sell that piece of property. M. Bercek stated that they will because there is no need for the parsonage house anymore.

Motion to recommend approval of the Preliminary/Final Subdivision Application and waiver requests for St. Vincent United Church of Christ, 137 Ridge Road.

Moved: B. Hoffman

Second: N. Lynch

Vote: Unanimous

There was no public comment on this agenda item.

Public Comment:

- Dana Ciaffone – D. Ciaffone stated that the CCPC reviewed 446 Stony Run Road and had a letter with their recommendations, has the Planning Commission discussed what CCPC brought up? C. VanHise stated that it was from January, and does not recall if it was discussed or not.

Motion to adjourn at 9:57 PM.

Moved: B. Hoffman

Second: R. Roeger

Vote: Unanimous

