

**East Vincent Township
Planning Commission Meeting Minutes
June 21, 2022 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; Bill Hoffman, Member; Nev Lynch, Member; Nicole Keegan, Member, Chris Orzechowski, Member; Rachael Griffith, Member; Cindy VanHise, P.E., Township Engineer; Tom Comitta, AICP, Land Planner; and Catherine Ricardo, Township Manager.

1. Minutes of May 18, 2022:

Motion to approve the minutes with corrections.

Moved: B. Hoffman

Second: R. Roeger

Vote: Unanimous

2. Reports:

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

3. New Business

A. 446 Stony Run Road and 1241 W. Bridge Street – Artisan Construction Group – Sketch Plan

Present: Joan London, Esq., Attorney for Applicant

John Benson, Artisan Construction

Patrick Stuart, RLA, Applicant's Landscape Architect

A. Hodge stated that the Township received a Sketch Plan submission for 446 Stony Run Road and 1241 W. Bridge Street, the former Ruth farm now owned by Artisan Development Company. A Hodge stated that the proposal contemplates eighty-six (86) fee-simple lots for new construction of eight-five (85) single-detached dwellings, with an existing farmhouse and its accessory structures to remain on proposed Lot 81. A. Hodge stated the site is partially within the flood Hazard District, contains prime agricultural lands, wetlands, and wooded areas.

J. London stated that they are present to discuss the plan for the 86 lots utilizing the open space design option. J. London turned the presentation over to Patrick Stuart, design consultant for the Applicant. P. Stuart generally described the layout of the project as being confined to the 446 Stony Run Road property, and to conserve the area on the 1241 W. Bridge Street property. A. Hodge stated he would like to see a little more space on each lot so people could have sheds or decks if they would like, given the small size of the lots it would be difficult with the impervious coverage maximums to put anything besides the house and driveway on the lots. J. Benson stated that they have adjusted many of the lots to include some up to 12,000 square feet since the first submission to provide additional space for accessory structures. A. Hodge asked if the developer would notify potential buyers of the lots that can put accessory structures versus those that cannot so that they will know if they can or cannot put a deck or accessory structure there in the future. J. Benson stated that they anticipate this project will be built by Lennar, which is experienced with such things and will notify potential buyers of limitations on the lots.

R. Griffith asked how they were able to adjust the plans to make some of the lots larger. J. Benson stated that they were able to adjust some of the open space as they were over the required amount.

Griffith asked if the houses would have front or side loaded garages. J. Benson stated that the options will include front or side loaded garages. R. Griffith stated that if the homes were just beyond the “ridge” on the property off Stony Run Road it will be much less visible from the roadway. J. Benson said that at the sketch plan phase, they have not completed all of the engineering work to show grading, but they will take this into consideration. J. Benson stated that they will add benches and areas that will be added for common amenities, and they are adding a walking trail to keep the front of the property open. J. Benson stated that they are willing to put in a multi-use trail throughout the development and along the frontage of Stony Run Road with a berm and trees for screening. R. Griffith asked about the property on W. Bridge Street and what they plan to do with it. J. Benson stated that they kept everything natural at this point, but they are open to suggestions from the Township including who would own and maintain it.

Discussion turned to the lot and house the Ruth family will retain. J. Benson stated that the Ruths will have a perpetual lease for the continued occupancy of that lot. C. Ricardo asked what will happen with the cattle, given the Zoning issues that were previously raised. J. Benson stated that everything will be removed, and they will make the property compliant as it pertains to accessory structures. R. Griffith asked about the silo and indicated its proximity to the proposed property line as presented previously was a Zoning issue. J. Benson stated that they adjusted the property lines to make it compliant with the underlying Zoning. C. Ricardo asked if this lot would be subject to the Homeowners Association Declaration. J. Benson stated that this lot will be subject to the Homeowners Association Declaration.

Discussion turned to the Bridge Street property. A. Hodge asked if they are planning to put a trail head in for public use. J. Benson stated that they would like direction from the Township to tell them if they would like something for public use, if they would like that then they will add it to the plan. A. Hodge asked who will oversee taking care of the Bridge Street lot. J. Benson stated that they are looking for direction for that as well, they are willing to do whatever the Township thinks is best.

Discussion turned to parking and street ownership. J. Benson stated that they do not believe single family dwelling developments need street parking, they are proposing that all the roads in the development be private so that the HOA will take care of all the maintenance and the Township will not have to maintain any of it. A. Hodge stated that he is concerned about where people will park during parties. J. Benson stated that they aren’t concerned about the need for extra parking. R. Roeger stated they should also look at the parking for guests and the need for it. C. Ricardo asked about the length of driveways. J. Benson stated that they are 20 feet in depth, he stated that they will bring this information back next time to ensure that vehicles won’t be hanging over the sidewalks.

A. Hodge stated that he suggests changing the development name, because there are many ‘Stony Runs’ and Kimberton is not in East Vincent, so it should be something different that pertains to East Vincent. J. Benson stated that they will find something different. N. Keegan stated that she is looking at the open space designation definitions and is confused about the differences between the types of open space and asked for clarification. P. Stuart identified on the plans the different areas of open space and indicated that they are providing the amount required by the ordinance.

Discussion turned to the layout of the development. C. Ricardo asked if these will be fee simple lots. J. Benson stated they will be fee simple lots. C. Ricardo asked if there are homes against the perimeter setback. J. Benson stated that they are no closer than 50 feet from the perimeter

setback. R. Griffith stated that she would be an advocate for putting central thoughtful open space. J. Benson stated that since there is an historic structure, they have guidelines they have to follow. J. Benson stated that the entrance must be 150 feet from the pond that is on the property. R. Griffith stated that since this is a sketch plan, they are giving them preliminary feedback to enhance the plan. R. Griffith suggested shifting the lots directly in the center of the site to somewhere else to provide a central green space. T. Comitta asked if it is possible to create a loop road to move lot 82 to the other side and to create an opportunity to connect the two to create a centralized open space. J. Benson stated that they would look at making this change.

Discussion turned to traffic. J. Benson stated that they understand the traffic issues and would like feedback from the Township for the safety at the intersection at Stony Run and Bridge and Bridge and 23. J. Benson stated that they would be willing to put a signal in at Rt. 23 and W. Bridge Street. C. Ricardo stated that they should have a scoping meeting with PennDOT and the Township Traffic Engineer to discuss these matters. J. Benson stated that they will come back and incorporate the suggestions from the Planning Commission.

C. Ricardo asked for an update regarding sewer and J. Benson stated that they still have a lot of information to talk about regarding the sewer, they can gather more information before they do a complete submission. R. Griffith stated that she feels there should be a site visit. J. Benson stated they are open to that, and C. Ricardo stated she would set it up with members of the Planning Commission.

Public Comment:

- **Dana Ciaffone of Hearthstone Circle:** D. Ciaffone stated that she had some questions regarding the traffic, which it sounds like there will be another meeting regarding the traffic. A. Hodge stated that those items would be discussed further as the project moves forward. There was no further discussion. No action was taken.

B. Zoning Hearing Board Applications

i. 3629 Schuylkill Road

A. Hodge stated that the Applicant Victor James Kuvlesky, Sr., has submitted a Zoning Hearing Application for 3629 Schuylkill Road, Spring City, PA 19475. A. Hodge stated that the property is in the General Commercial (GC) Zoning District. A. Hodge stated that the applicant is seeking a dimensional variance from Section 27-1103.1.C and Section 27-1103.1.D of Zoning Ordinance for construction of a proposed building to contain storage for plumbing supplies and a small office. A. Hodge stated that the applicant also requests a Special Exception to 27-1709.1.2(2) regarding parking in the front yard area. A. Hodge stated that a Land Development Application will be forthcoming, pending approval by the Zoning Hearing Board. Chris Schubert is present representing the applicant. C. Schubert stated that the applicant would like to establish a commercial building on the property for his plumbing company, that will be about 1,700 square feet total with adequate parking spaces that are required. C. Schubert stated that there are some steep slopes along the property on Arch Street, which make it hard to access the property. A. Hodge stated that it looks like there is another lot next to it and he asked if that was also owned/involved. C. Schubert stated that that portion is the property that was condemned by PennDOT. R. Griffith stated that when this comes for Land Development, they would like to see some street scapings be included. A. Hodge recommends to the Zoning Hearing Board that they approve this but restrict it to the 48.7% capacity. C. Ricardo stated that once the ZHB

approves something they are locked in at that amount and nothing more, if they go over then they need to go back to the ZHB for reapproval. R. Griffith asked what they plan to do with the vegetation. R. Griffith stated that it may be nice to have some screening, since it is a commercial property. R. Roeger asked about signage. C. Schubert stated that they have not even looked at signage yet. A. Hodge stated that they will write a letter to the Zoning Hearing Board outlining the comments as discussed this evening.

ii. 3540 Schuylkill Road – Miss Drew’s Doggy Daycare

A. Hodge stated that the applicant, Miss Drew’s Doggy Daycare, is looking to relocate their doggy daycare business to 3540 Schuylkill Road, Spring City, PA 19475. A. Hodge stated that the property is in the General Commercial (GC) Zoning District. A. Hodge stated that the applicant is seeking a Special Exception as required by 27-1102.2.G to allow the operation of a Kennel/Dog Daycare Business. C. Ricardo stated that they want to expand their business and will also have outdoor areas to take the dogs, just want to make sure there is sufficient maintenance of the animal waste. A. Hodge stated that need to clear up how many parking spaces they plan to have, they are conflicted in the narrative. A. Hodge wants to confirm that there will only be one tenant in building. C. Ricardo stated that they are trying to make their application as paired down as possible so they can just come in for building permits and not land development. A. Hodge stated that maybe a 6-foot privacy fence may be better and safer than a chain link fence. A. Hodge asked if they are keeping their current location. C. Ricardo stated that they are not. C. Ricardo stated that they are doubling the amount of space and dogs, which PA regulates how many dogs they can have. R. Roeger asked about the parking spaces and how many are required. C. Ricardo stated that in their application that 22 parking spaces are sufficient. R. Griffith asked if the building has any historical significance. R. Griffith stated that this building was a meeting house and then a law office. A. Hodge stated that it has since been changed into a commercial property and this is a commercial use for that property. R. Roeger stated that it looks like a portion of the fence is on the parking lot. C. Ricardo stated that the Planning Commission is forwarding comments to the ZHB regarding the following: pet waste disposal, number of parking spaces, limiting the property to one tenant, request to change fence from chain link to privacy/stockade fence, move owner parking to allow better circulation around the site, and refrain changing the property from its changing its historic character.

Public Comment:

- **Marietta Gies of Keen Road** – M. Gies asked if there will be a privacy fence along the front of the graveyard. A. Hodge stated that is what he stated he would like added instead of the chain link fence. M. Gies asked if the dogs will go up along the graveyard, R. Roeger stated that, yes, it will, because that is where the property line is. C. Ricardo stated they are not expanding the footprint at all.

4. Miscellaneous Discussion

A. Pennhurst Master Plan Redevelopment Presentation

Present: Michael Kissinger, P.E., Property Owner’s Engineer
Nicole Kline, P.E., Property Owner’s Traffic Engineer
Derek Strine, Pennhurst LLC, Representative for Property Owner

A. Hodge stated that representatives from the Chester County Economic Development Council (CCEDC) and Pennhurst are present to share about the Pennhurst Master Redevelopment initiatives and to answer any questions from Members or the public. M. Kissinger stated that at this time the haunt building is projected to stay, while the other buildings are in the process of being demolished. N. Kline from McMahon Associates stated they have done preliminary traffic studies on this site. N. Kline stated that all the roadways involved are all privately owned. R. Roeger asked if there was another warehouse proposed outside of the 'peninsula'.

Steve Hacker, a resident of Brown Drive, stated that that portion is agricultural land. S. Hacker stated that there is farming being done on that land right now, and there are no proposed structures for that area. A. Hodge asked if there will be semi-trailers going through Brown Drive. N. Kline stated that it would be a through area for semi-trailers, but Brown Drive would be improved and fully connected to 724, to accommodate the type of traffic they are expecting. R. Roeger asked if there will be any restrictions on hours that the semi-trailers could go through the area. C. Ricardo stated there are no restrictions. C. Ricardo stated that the two biggest complaints the Township gets for trucks is turning radius and prohibiting them from using the j-brake, these are the biggest impacts on the residential areas. R. Roeger asked if there will be a traffic signal at Old Schuylkill Road. N. Kline stated that there is not proposed to be a light at Old Schuylkill Road. R. Roeger stated that adding the Brown Drive extension will make the Old Schuylkill Road to Brown Drive will only then be used as an access road, it does not impact many residents. M. Kissinger stated that they have not reached out to the residents impacted yet at this time, but they do plan to reach out to them and have a meeting. D. Strine stated that they started 7 years ago and then came up with a plan based on what the Township offered and recommended. R. Roeger stated that since this is more concrete, he thinks there should be another meeting with residents to discuss traffic.

Public Comment:

- **Steve Hacker of Brown Drive** – S. Hacker stated there was some casual talk during the meeting with the Planning Commission regarding traffic. S. Hacker stated that they really can't widen Brown Drive because there are houses that are really close to the road, which most of the houses are historic. S. Hacker asked how they plan to make it viable for tractor trailers to go down Brown Drive, it is hard now for cars to pass a tractor trailer on that road. S. Hacker is concerned about all the traffic coming in one entrance. D. Strine stated that there are reports done for the entrances and the calculations for the best entrance to use. S. Hacker stated there are ways to get in the property without driving through a residential area. N. Kline stated that the improved roadway is Church Street to Bridge Street to Pennhurst, the intention is that all the roadways will be used to disperse the traffic. A. Hodge asked when they will know what types of tenants they want.
- **Elaine Milito of Hallman Mill Road** – E. Milito stated that she saw they are planning to demolish all the Pennhurst buildings, they are historical. M. Kissinger stated that they are keeping some buildings, due to the other conditions of the building that is how they were able to demolish them and they are not salvageable because they are in unsafe conditions.

M. Kissinger stated that there has been a lot of industrial space built other places, and they need to work out other changes regarding adding data centers on the property rather than industrial areas. M. Kissinger stated that they will be coming with a sketch plan

rather soon with conceptual industrial buildings. M. Kissinger stated that they are not throwing anything out and would like to keep the communication with the Township and the residents as open as possible.

A. Hodge stated that in respect of time he suggests they meet with the neighbors and hear their comments and concerns before they bring back a sketch plan. M. Kissinger agreed they would do this before moving forward.

Motion to adjourn the meeting at 9:25 PM.

Moved: B. Hoffman

Second: A. Hodge

Vote: Unanimous

Respectfully submitted,

Rachael Griffith, Secretary