

**East Vincent Township
Planning Commission Meeting Minutes
July 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 June 20, 2023

Motion to approve the minutes as presented.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

2. Reports:

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

1. New Business

A. 620 W. Seven Stars Road – Planning Module

A. Hodge stated that the Township is in receipt of a Planning Module for the houses and cottage at 620 W. Seven Stars Road. A. Hodge stated that the sewage facilities planning is required because this project involves the installation of a small flow treatment facility with stream discharge for two existing houses and the addition of a 1-bedroom cottage with a new individual on-lot sewage disposal system. A. Hodge stated that the Planning Commission is required by DEP to complete Component 4A – Municipal Planning Agency review which needs to be signed by the Chair of the Planning Commission and the Township Manager. A. Hodge stated that no action is required, just the signing of the Planning Agency review. R. Griffith asked if the new cottage will have a sand mound. C. VanHise stated that yes, it will be a sand mound. R. Griffith asked if the sand mound could be changed to accommodate all the homes. C. VanHise stated that it could not be changed to accommodate all of the homes, it is not permitted by DEP. A. Hodge asked for C. Fox to work with C. VanHise to get this completed.

Public Comment:

- Mark Brancato of Barton Drive – M. Brancato asked if the commission could give a summary of the Engineer's Report. R. Roeger stated that basically the engineer's report is a report of what CKS reviews and approves through the month for the Township. R. Roeger stated that a more direct course of action would be for the public to request a copy through the Township.
- Jackie Erickson from Artisan Construction Group – J. Erickson stated that they are coming to them tonight under Public Comment, they want to give a recap because they made good progress. J. Erickson stated that they do not believe that moving the fence, and fixing the trail does not require a plan resubmittal. J. Erickson stated that the final line item is why she is here this evening. J. Erickson stated that their calculations for Open Space have not been confirmed, so without them being confirmed they cannot add more parking spaces. J. Erickson stated that they were told instead of the Planning Commission or Board of Supervisors making the determination whether the property is a Historic Property, it was told that the Township Zoning should make that determination, and they have not heard

back with a determination. J. Erickson stated that they presented the Township with an exhibit that shows the soils and all the land. J. Erickson stated that there is not a question about the density, and the property is worthy of a historic resource. J. Erickson stated that they are requesting a determination if this is considered a historic resource, so they know how to proceed. A. Hodge stated that since they are not formally on the agenda, they are unable to make formal comments, but they will take a look at it. J. Erickson asked C. Fox if they can expect a determination by the 30th. C. Fox stated that they can expect an answer by the 30th. R. Griffith stated that the density bonus is for places near historic districts, and this is not near a historic district. J. Erickson requested that the Commission members review the comprehensive plan to see where this property should be considered. M. Crotty stated that the designation of the building being historic or not historic is not what the core of the interpretation is.

- Monica Schryver of Valley Creek Lane – M. Schryver stated that what was happening last month during the conversations Artisan was having with the Commission sounded like decisions were going to be made, but what she heard tonight it sounds like a partial recommendation is going to be made to the Board. A. Hodge stated that only full recommendations can be made, not partial recommendations. A. Hodge stated that no recommendations have been made.
- Dana Ciaffone of Hearthstone Circle – D. Ciaffone stated that regarding the East Vincent Advocacy letter, they just would like the information they submitted to be considered by the Planning Commission. D. Ciaffone stated that this is just to ensure that they have all the information before they make a formal recommendation.

Motion to adjourn the meeting at 7:26 PM.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous