

**East Vincent Township
Planning Commission Meeting Minutes
July 19, 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; Chris Orzechowski, Member; Rachael Griffith, Member; Cindy VanHise, P.E., Township Engineer; Tom Comitta, AICP, Land Planner; and Catherine Ricardo, Township Manager. Nicole Keegan, Member, was absent. There were nineteen (19) guests.

1. Minutes of June 21, 2022

Motion to approve the minutes.

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. 25 Seven Stars Road – Soltys Seven Stars – Planning Module

A. Hodge stated that the Township received a Sewage Facilities Planning Module submission for 25 Seven Stars Road to accompany the subdivision and land development application. 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 indicated the appropriate signatures would be provided

There was no action taken on this agenda item or public comment on this agenda item.

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

Present: Joan London, Esq., Attorney for Applicant
John Benson, Applicant, Artisan Construction
Patrick Stuart, RLA, Applicant's Landscape Architect

A. Hodge stated that following the last Planning Commission meeting and site visit, the Applicant as given comments such as opening the layout to create a green space in the middle of the site, guest parking, emergency access, recreational amenities, and has prepared a revised sketch plan reflecting the changes.

J. Benson stated that as A. Hodge explained, they have made the requested changes to the plans and believe it better reflects the layout desire of the Planning Commission. J. Benson stated that all the proposed roads will be private roads to be maintained by the HOA. R. Griffith stated that the Comprehensive Plan calls for an 8-foot trail along the front of the site and along W. Bridge Street. J. Benson stated that will be added to the plans. C. Ricardo asked for contact information for the farmer presently tending to the W. Bridge Street parcel. J. Benson provided information for the current lease they have with the farmer and indicated he wants to continue farming the site if the Township were to take ownership of this property.

Discussion turned to traffic improvements. J. Benson stated that in preliminary discussions with PennDOT, they have made certain recommendations for realigning Bridge Street and Stony Run Road and adjust the crest on Bridge Street in one direction to provide additional sight distance. J. Benson stated that they are willing to make these improvements and will also schedule a meeting with the Township to ensure all traffic issues are addressed. J. Benson stated they hope that the right-of-way will not be an issue in doing the road realignment but will engage that property owner if needed. C. Ricardo stated that the re-alignment will be greatly beneficial as the current condition makes it very difficult to travel across Bridge Street while on Stony Run Road. C. VanHise asked if they were only doing a horizontal re-alignment. J. Benson stated that will be up to the requirements of PennDOT in consultation with the Township Traffic Engineer. R. Griffith asked if they would pursue placement of 4-way 'Stop' signs at the intersection. J. Benson stated that PennDOT will need to provide direction on the need for additional 'Stop' signs and there would be follow-up on this question following that discussion.

Discussion turned to the site layout. R. Griffith stated that they want to preserve the view along Stony Run Road as much as possible. J. Benson stated that they are going to try to minimize the obstruction of the view with the placement of the homes, but they are also working against the floodplain and wetland constraints on the back of the property. R. Griffith stated that it would be nice if there was something to define the open space such as benches and parking to make the areas more inviting. C. Ricardo stated that the one thing that continues to be a concern is the impervious coverage on the lots which appears to leave very little room for accessory structures moving forward. J. Benson stated that they will look at this again as he thinks there is an error in the calculations and there is additional impervious coverage available on each of the lots. C. Ricardo asked for a table to be provided with forthcoming submissions to show each lot with the impervious coverage breakdown. J. Benson stated that they will do this for the next submission.

A. Hodge stated that they got a letter from Carl W. Ewald on behalf of East Vincent Advocacy and the Commission has read the letter and will take the comments into consideration for when the project moves past the Sketch Plan Phase.

Public Comment:

- **Bill Fields of Stony Run Road** – B. Fields asked if it will be public water for the proposed homes. J. Benson stated that it will be public water. B. Fields asked for clarification on the proposed plan. B. Fields stated that the neighbors would prefer if the single entrance is down as far as possible. B. Fields stated that the lots are really close together and it is out of character for that area.
- **Dore Dabback of Sheeder Road** – D. Dabback asked if the development will include Russell Latshaw's property which is next to 1241 W. Bridge Street. C. Ricardo stated that property is not involved.
- **Marietta Gies of Keen Road** – M. Gies stated that the Historical Commission is hosting lectures in the park on July 20th at 7:00 PM on the Revolutionary War.

There was no action taken on this agenda item.

Motion to adjourn the meeting at 7:36 PM.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous