

**East Vincent Township  
Planning Commission Meeting Minutes  
August 20, 2024 7:00 PM**

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Chairman Austin Hodge opened the meeting with the Pledge of Allegiance at 7:00 PM. Also, in attendance were: Rachael Griffith, Nev Lynch, Chris Orzechowski, Curt Schryver, Robert Zienkowski, Township Manager and Jonathan Robinson, Township Engineer.

**1. Minutes of May 21, 2024**

Motion to approve the minutes of May 21, 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)

**Present: Glenn Kelczewski, Engineer – Bercek & Associates**

G. Kelczewski stated that they are present to represent Richard & Lovertus Kitchen for their minor subdivision plan. G. Kelczewski stated that at the last meeting the Planning Commission wanted them to be a little bit farther along with the on lot sanitary sewer permit before they granted final approval. G. Kelczewski stated that the permit has been submitted to the Township and they are waiting on final signatures. G. Kelczewski stated that there is one waiver they are requesting regarding the lot depth ratio and according to the Township Engineer's review letter dated April 29<sup>th</sup> and he seems supportive of the waiver request. G. Kelczewski stated that they are here to request a recommendation for Final Minor Subdivision Plan approval. A. Hodge stated that the only comments were probably the same as the county and engineer regarding the septic and well location and also the driveway location. G. Kelczewski stated that the on lot sanitary sewer testing has been completed for a primary system location and a backup secondary location; he does not know the facts of what kind of design the on lot septic system will be but he believes it will be an in ground system. J. Robinson stated that the specific requirement within the ordinance states private driveways, whether individual or common on a corner lot shall be located at least 50 feet for local roads and 100 feet from arterial roads from the point of a four-way intersection. J. Robinson stated that since it is not a four-way intersection he does not think that those driveway setbacks apply to this lot except for the 50 feet on local roads. R. Zienkowski asked how many trees they are replanting on the property on the site? G. Kelczewski stated that it has not been determined yet. A. Hodge stated that if the applicant can give them the requested remaining information by next week they will be added to the agenda next month.

**Public Comment:**

**Elaine Milito of Hallman Mill Road** – E. Milito stated that they no longer have a member of the Planning Commission on their Board, so they do not have any means of communication back and forth. E. Milito presented an update on what the EAC is doing currently.

**Monica Schryver of Valley Creek Lane** – M. Schryver asked R. Zienkowski if they are working on the Comprehensive Plan. R. Zienkowski stated that the Board has not made a final decision as to

how it is going to go and what their decision will be. M. Schryver stated that she saw where East Vincent is 30% over the population growth and that is concerning to her. M. Schryver asked how they are planning for that as far as what the projected growth is. A. Hodge stated that they are trying to fix what went on previously before they can start looking in the future.

Motion to adjourn at 7:47 PM.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous