

**East Vincent Township
Planning Commission Meeting Minutes
September 17, 2024 7:00 PM**

Chairman Austin Hodge opened the meeting with the Pledge of Allegiance at 7:00 PM. Also, in attendance were: Rachael Griffith, Nev Lynch, Curt Schryver, Robert Zienkowski, Township Manager, Mike Kissinger, Township Engineer and Joe Clement, Township Solicitor. Chris Orzechowski was absent.

1. Minutes of August 20, 2024

Motion to approve the minutes of August 20, 2024, as amended.

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) & Planning Module

Present: Mike Bercek, Engineer

M. Bercek stated that he is present this evening on behalf of the property owner. M. Bercek stated that they were here a few weeks ago to discuss this project. M. Bercek stated that there was discussion regarding showing the proposed house on the plan, the driveway and well and that revision has since been made and resubmitted. M. Bercek stated that they are present to ask for the Planning Commission's recommendation for approval of the plan and waiver regarding the lot depth to width ratio. M. Bercek stated that they are currently preparing a grading and stormwater plan and the entrance to the construction site for the proposed house will have a rock construction entrance off Keyser Drive, not off Hallman Mill Road. L. Macartney asked about the location of the septic system; he noticed the proposed sanitary sewer system is within the setback. L. Macartney asked if it is acceptable to have a septic field in the setback area. M. Bercek asked which setback he was referring too. M. Bercek stated that the DEP has different requirements for the installation of an on lot system that don't pertain to the building setback. M. Bercek stated that the building setback is for the primary structure; sometimes you have an accessory setback, with DEP they have a minimum of 12-foot distance from a property line to a system. M. Bercek stated that all the perk tests shown on this plan have passed and all that information was submitted to the Township for review. R. Zienkowski asked M. Bercek to step through the waiver that they are requesting. M. Bercek stated that on the plan it shows the line and it is very shallow in relation to the road frontage; Keiser Road is on the north and Hallman Mill is on the east and the lot is not that deep. M. Bercek stated that in order to subdivide the lot, they can't meet the depth ratio because of the nature of the lot. B. Zienkowski asked how the Township benefits from granting this waiver. M. Bercek stated that the fact that it meets every other requirement and the lot was created in years past where these requirements weren't in place. N. Lynch asked how long the residents have lived here. M. Bercek stated that they have lived here for decades. J. Clement stated that they are asking for an additional unit that would provide income, EIT, income tax and from that perspective it is a benefit to the Township.

J. Clement stated that the proposed motion and resolution for the Board of Supervisors that is being put forth in the draft resolution there are several conditions laid out. J. Clement stated that it does grant the waiver that the applicant has requested and also puts forth various conditions such as any right of way that would be dedicated, it would need to be to the satisfaction of the Township Engineer. J. Clement stated that the applicant would have to comply with the Township Engineer's review letter in accordance with the new Township Engineer's recommendations; the applicant would also have to comply with the Township Planner Review letter and the County Planning Commission review letter; the applicant would have to comply with the Township Stormwater Engineer review as well as anything that would be required by any third party agency including Chester County Conservation District or PennDOT. J. Clement stated that in addition they have asked the applicant to provide perk tests as required under SALDO Section 423.10.C. J. Clement stated that there are some structures on proposed lot 2 and at the recommendation of staff, those structures would have to come down by appropriately acquiring a demolition permit prior to the plan being recorded. J. Clement stated that also what was said this evening in addition to those conditions that is the Board should consider protecting the existing hedgerow along Keiser Road and have that identified on the plan to the satisfaction of the Township Engineer, as well as to provide an adequate construction access off Keiser Road approved by the Township Engineer showing the riparian buffer.

A. Hodge so moved the above motion.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous

Planning Module:

J. Clement stated that they are looking for the Board to take action on the Planning Module at the next meeting and it is ultimately the Board of Supervisors to approve so there is no further action required by the Planning Commission.

C. Schryver stated that EAC took a look at the plans for Jones Motor, and they put forth comments to be reviewed by the Planning Commission and Board of Supervisors. A. Hodge stated that he asked Haley to send out the plan to everyone ahead of time to make sure the members had enough time to take a look at the plan since there new members and some have never had a chance to look at the plan before. J. Clement stated that there was a request from the applicant to be present tonight, but the Township did not feel it was fair in anyway to be here and ask for such a quick turnaround.

Motion to close the meeting at 7:33 PM.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous