

**East Vincent Township
Planning Commission Meeting Minutes
September 19, 2023, 7:00 PM**

Vice-Chairman Rocky Roeger opened the meeting with the Pledge of Allegiance at 7:00 PM. Also, in attendance were: Nicole Keegan, Member; Bill Hoffman, Member; Nev Lynch, Member; Chris Orzechowski, Member; Rachael Griffith, Member, Cindy VanHise, Township Engineer; and Robert Zienkowski, Township Manager. Chairman Austin Hodge was absent.

1. Minutes

Motion to approve minutes of August 15, 2023

Moved: R. Roeger

Second: C. Orzechowski

Vote: Unanimous

2. Reports:

R. Roeger stated that the Engineer's Report and Board of Supervisors Minutes were received. R. Griffith asked C. VanHise if her density memo for Artisan would be available. C. VanHise stated that it is and to contact Haley or Bob for the memo.

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

3. New Business

A. Zoning Hearing Application – 3190 Schuylkill Road – Dutch Country Farm Market

Present: Michael Bercek, Engineer

R. Roeger stated that the Township received a Zoning Hearing Application from Ephraim & Rebecca Zook for 3190 Schuylkill Road (Dutch Country Farm Market). R. Roeger stated that the Applicant is requesting a variance from Section 27-1502.2 of the Zoning Ordinance to construct an addition to the existing farm market building, a green house, associated parking areas, and associated access drive aisles. R. Roeger stated that these improvements require grading in areas designated as very steep slopes areas. R. Roeger stated that at the September 6th Board of Supervisors meeting, the Board motioned to send the application to the Planning Commission for review and comment.

M. Bercek stated that he did the actual design for the site back in the 90's; at the time the design requirements in the SALDO allowed them to design it as they did. M. Bercek stated that there was a settlement agreement with the Township and the property owner that allows them to expand. M. Bercek stated that the steep slopes surrounding the property prohibit them from making any expansions without disturbing the steep slopes. M. Bercek showed the Planning Commission plans and what is be presented to the Zoning Hearing Board. M. Bercek stated that they are proposing a retaining wall to accommodate the steep slopes in areas. M. Bercek stated that they will be coming back to the Township if approved for the full land development process.

C. VanHise asked if they have the area of the proposed disturbed area. M. Bercek stated that he does not have that amount tonight but the amount will be given to the Zoning Hearing Board. C. VanHise asked how much square footage the settlement agreement allows. M. Bercek stated that it allows for 10,000. B. Zienkowski suggests that the Planning Commission have no objection to the application.

Motion to send comments as discussed this evening to the Zoning Hearing Board and that they have no objection to the application.

Moved: R. Roeger

Second: C. Orzechowski

Vote: Unanimous

Public Comment:

- **Dana Ciaffone of Hearthstone Circle** – D. Ciaffone asked about the density memo and which development she was referring to. D. Ciaffone asked if that was a new memo that was issued. C. VanHise stated that it was from August 21st.
- **R. Griffith** stated that Austin and herself are on the Ordinance Committee and the initial plan was to finish all the Zoning Districts and then bring them to the Planning Commission and to review with the public. R. Griffith asked when the Commission thought a good time was to bring these sections before the Commission and public for review. R. Roeger stated that if she feels they have made headway and she feels it is time to bring them forward, then do so but not on an evening when there is a large agenda already.

Motion to adjourn the meeting at 7:25 PM.

Moved: N. Lynch

Second: R. Griffith

Vote: Unanimous