

**East Vincent Township
Planning Commission Meeting Minutes
September 20, 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; Chris Orzechowski, Member; Nicole Keegan, Member; and Catherine Ricardo, Township Manager. Rachael Griffith, Member, Nev Lynch, Member, and Bill Hoffman, Member; were absent. There were eight (8) guests in person and two (2) guests online.

A. Hodge stated that PA American Water Lock 57 has been tabled and will not be discussed this evening.

1. Minutes of August 16, 2022

Motion to approve the minutes.

Moved:

Second: A. Hodge

Vote: Unanimous

2. Reports:

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

3. New Business

A. 712 Pughtown Road - Camp Innabah Final Subdivision Application

Present: Mike Bercek, Project Engineer

Jose Latshaw, Camp Innabah Board Member

A. Hodge stated that the Township received the Minor Subdivision application for Camp Innabah located at 912 Pughtown Road. A. Hodge stated that the application is for subdivision only, with no improvements proposed. A. Hodge stated that the application encompasses four separate properties in East Vincent, South Coventry, and West Vincent Townships. A. Hodge stated that the combined three (3) parcels labeled as "Lot 1" and "Parcel A" contain 179.25 gross acres with improvements such as several dwellings, cabins, bath houses, pavilions, and a dining hall/recreation center. A. Hodge stated that the driveway access to these structures is Pughtown Road, within the limits of East Vincent Township. A. Hodge stated that the combined three (3) parcels also contain steep slopes, Zone One, and Zone Two Riparian Buffers, French Creek Scenic Corridor, along with a 100-year floodplain.

Mike Bercek was present to represent the project. M. Bercek stated that the majority of the camp is located in East Vincent Township. M. Bercek stated that Parcel A is the parcel they are really focused on right now. M. Bercek stated that they have submitted three (3) waiver requests. A. Hodge asked why they are deciding to do this. Jose Latshaw stated that they are doing this to solve some financial issues they have had at the camp and the 30 acres is an unused piece of land. N. Keegan asked about the layout of the land. M. Bercek stated that it has a lot of hills, but there are some trails, but camp use for that area is limited.

There was no public comment on this agenda item.

Motion to recommend approval of the Final Minor Subdivision Plan of the Eastern PA Conference of the United Methodist Church for its property at 712 Pughtown Road consisting of approximately 113 acres with other adjoining properties in South Coventry and West Vincent Townships, as shown on plans prepared by Bercek Associates, dated May 2, 2022, consisting of one (1) sheet, conditioned as follows:

- Satisfactory compliance with the Township Professional reviews as follows:
 - Township Engineer Review dated September 14, 2022;
 - Township Zoning Office Review dated September 16, 2022
- Recommending granting the following waivers from the Subdivision and Land Development Ordinance:
 - Section 22-305.B.2.m. requiring a wetland survey;
 - Section 22-306.3.A. requiring the plans to be drawn on a scale equal to or larger than one-inch equals 50 feet;
 - Section 22-307.3 requiring a conservation plan to be prepared;
- Approval of plans by South Coventry and West Vincent Township for lands in those municipalities that are subject of this application prior to preparation of the plans for final recording.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

There was no public comment.

Motion to adjourn the meeting at 7:12 PM.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

Respectfully submitted,

Rachael Griffith, Secretary