

**East Vincent Township
Planning Commission Meeting Minutes
March 19, 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, Nicole Keegan, Nev Lynch, Chris Orzechowski, and Jonathan Robinson, Township Engineer.

1. Minutes of February 20, 2024

Motion to approve the minutes of February 20, 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: Mike Bercek, Engineer

A Hodge stated that the Township is in receipt of a minor subdivision application for 358 Hallman Mill Road. A. Hodge stated that the applicant is proposing to subdivide a 4.7-acre parcel located in the Low-Density Residential zoning district. M. Bercek stated that they are in receipt of the review letters from the consultants, and they have no objections to the comments and intend to comply. M. Bercek stated that they are currently working on the sewage planning and testing on the new lot and going through that process. A. Hodge stated that there are a couple items that require waivers and asked if they are planning on applying for those at this time. M. Bercek stated that the way the lot is configured is longitudinal and he does not know if there is any way to meet the requirement with the configuration of this lot. M. Bercek stated that they may be asking for a waiver of that with a revised plan that they will submit within the next day or two. A. Hodge stated that the one comment was to put a proposed driveway in to figure out which road it would come out and then potentially need a waiver for line of sight. M. Bercek stated that the property owner is intending to come out onto Kaiser. A. Hodge asked if the garage would remain. M. Bercek stated that the garage is in good condition, and it will remain for storing equipment. M. Bercek stated that he thinks the accessory structure setback is 10 feet from the property line and this is 20 feet so it should meet all requirements. N. Keegan asked if they would plan to have vegetation on the property and just to watch the sight distances. C. Orzechowski asked if they had a buyer for this. M. Bercek stated that it is the applicant's son, the mother and son are the applicants. J. Robinson stated that in his recommendation letter he did recommend tabling and that was mainly for the purpose of the lot width versus depth requirement, considering that may change the actual subdivision line. J. Robinson stated that if the Planning Commission is not opposed to seeing that line change and you're amicable to approving as waiver request for that requirement, then he would be okay with conditional approval. A. Hodge stated that they usually listen to the waivers and find out what they are before making any kind of decision. M. Bercek stated that they will resubmit within a few days.

Discussion:

Nicole Keegan – N. Keegan stated that she is the liaison to the Open Space Committee and wants to give an update. N. Keegan stated that they have been doing a lot of work and reviewed the Open Space ordinance. N. Keegan stated that they have requested mapping of the natural resources and historic information from Chester County. N. Keegan stated that the new planner will be working with them once it is official. N. Keegan stated that they are putting together a ranking system of environmental resources and a ranking system of agricultural resources. N. Keegan stated that they are also going to have a booth at the Earth Day event and encourage everyone to come by. N. Keegan stated that the Earth Day event is April 27th from 10 AM to 2 PM. R. Griffith asked N. Keegan what she meant when she said they reviewed the Open Space ordinance. N. Keegan stated that they just reviewed what they are supposed to do as a committee. R. Griffith asked if the criteria and ranking system were approved by the Board; N. Keegan stated that it is in draft form right now.

Public Comment:

Monica Schryver of Valley Creek Lane – M. Schryver stated she thinks what the Open Space Committee is doing is fantastic but one thing that sticks out to her is that the number of 30% projected overgrowth by 2030. M. Schryver asked when the Planning Commission strategizes and meets to talk about infrastructure issues. M. Schryver stated that residents need a voice and need to tell them what they want.

Motion to adjourn at 7:46 PM.

Moved: A. Hodge

Second: R. Griffith

Vote: Unanimous