

**WEST PIKELAND TOWNSHIP
1645 ART SCHOOL ROAD
CHESTER SPRINGS, PA 19425**

**PLANNING COMMISSION MINUTES
Monday, November 13, 2023, at 6:00PM**

PRESENT

Frank Best, Chair
Bill Normoyle
Tom Nowlan
Sean O'Neill
Joe Romano
Al Wachsmuth
Alan Thomas
Barbara Kelley, Secretary
Dr. Brian Kelly, Resident

CALL TO ORDER

Frank Best called the meeting to order at 6:05 pm.

APPROVAL OF MINUTES

Tom Nowlan made a motion to approve the September minutes. Bill Normoyle seconded. The motion passed unanimously.

ZONING ORDINANCES REVIEW

Nuisance Ordinance Review

There was much discussion about whether the nuisance ordinance should include the bamboo ordinance. Sean O'Neill stated that there was a past nuisance ordinance that was discussed but never was adopted. He also noted that Section 1105 (Performance Standards) of the Zoning Ordinance addresses several nuisances. The members decided to compare the proposed ordinance with Section 1105 and to come to the next meeting with their comments.

Bamboo Ordinance Review

It was decided that the bamboo ordinance remain as a separate ordinance. Our attorney reviewed the ordinance. We need to recommend the ordinance to the board and follow the advertising regulations. Alan Thomas made a motion to keep the ordinance as its own ordinance. Bill Normoyle seconded the motion. Seven members voted to approve the motion and Joe Romano opposed. The motion passed.

Chester County Solar Request

The Chester County Planning Department requested that our Township Planning Commission send possible solar ordinance regulations so the Chester County Planning Department can create a solar ordinance template for the municipalities. Barbara Kelley will send West Vincent Township solar ordinance to the members. Sean O'Neill will send South Coventry ordinances to the members, and the members can view them on their South Coventry's E-code. Lisa LaCroix will ask Phoenixville

Regional Planning Commission for their input, and Joe Romano suggested that we send this information to our local EAC for comment.

PERSONS WISHING TO BE HEARD

Frank Best suggested that we recommend Brian Kelly to the Planning Commission. Tom Nowlan made a motion to appoint Brian Kelly to the Planning Commission. Bill Normoyle seconded the motion. The motion passed unanimously.

ANNOUNCEMENTS.

The ACMEC application is tentatively scheduled for December 11, 2023. Both engineers are talking about the timing for the review of the revised plans, due to the holiday schedule. Barbara Kelley will send an update if there is a change to the presentation date.

ADJOURNMENT

Alan Thomas made a motion to adjourn the meeting. Bill Normoyle seconded the motion. The motion was unanimously approved. The meeting was adjourned at 7:20pm.

Deadlines: ACMEC	1/8/2024
Anselma Crossing	7/16/2024