



West Pikeland Township

**WEST PIKELAND TOWNSHIP
1645 ART SCHOOL ROAD
CHESTER SPRINGS, PA 19425
PLANNING COMMISSION MINUTES
Monday, December 8, 2025 at 6:00PM**

ATTENDING:

Frank Best, Chair
William Normoyle, Vice Chair
Sean O'Neill, Secretary
Tom Nowlan, Member
Lisa Lacroix, Member
Alan Thomas, Member

The regular meeting of the West Pikeland Township Planning Commission was held on December 8, 2025, 31, at the West Pikeland Township Municipal Building at 1645 Art School Road, Chester Springs, PA 19425.

CALL TO ORDER

Chairman Frank Best called the meeting to order at 6:00 p.m.

IN ATTENDANCE

In addition to Mr. Best, present were those Planning Commission members above listed as "Attending" above. Also in attendance was Daniel Iannucci, a citizen of the Township residing on Parker Hill Lane who introduced himself as resident interested in seeking appointment to a position on the Planning Commission. Also in attendance was Township resident Glen Cronin who was present as an interested member of the public.

AGENDA APPROVAL

Chairman Best asked whether there were any changes or additions to the published agenda, and noted, for the record, that no changes were proposed.

APPROVAL OF MEETING MINUTES

Chairman Best called for a motion for approval of the meeting minutes of the Planning Commission's meeting of October 13, 2025. Bill Normoyle moved for approval, Lisa LaCroix seconded the motion, and the motion for approval was unanimously approved by all Planning Commission members present and voting.

PERSONS WISHING TO BE HEARD

Chairman Best asked whether any persons from the public wished to be heard with respect to matters not on the agenda. No one present asked to make public comment at this time.

UNFINISHED BUSINESS- None

NEW BUSINESS-

A. Draft Resolution 2025-XX (Supplement to Open Space Planning) Planning Commission members O'Neill and Lacroix (who also serve on the Township's Open Space Advisory Sub-Committee "OSC") presented a request, on behalf of the OSC, that the Planning Commission review and recommend to the Board of Supervisors proposed Township Resolution NO 2025-18, to supplement the Township's existing land use plans by designating UPI numbers 34-4-14 and 34-4-18, being 20+ acres on Conestoga Road opposite Walnut Lane Park, as lands for potential open space preservation and acquisition of open space benefits therein.

Presenting the draft resolution to the other Planning Commission members, Sean O'Neill explained that the state law governing use of earned income tax revenue for acquisition of real property interests for open space provides that a condition to potential open space land acquisition by a local government is that the real property under consideration be designated for open space uses in a resource, recreation or land use plan recommended by the planning commission of the local government unit in which the real property is located, and that such plan have been adopted by the governing body of the governmental unit, or, in this case, recommended by the West Pikeland Township Planning Commission and adopted by its Board of Supervisors. The purpose of this resolution, to be recommended by the Planning Commission to the Board of Supervisors, is to implement a supplement to existing open space plans of the Township to designate the subject 20+ acres as potential open space lands in which open space interests may be considered for acquisition.

Lisa LaCroix, also an OSC member, explained that the subject 20+ acres of land had not been originally delineated on the Open Space lands acquisition planning for the Township due, in part, to the fact that it is located in the higher density development zone of the Township, but that the founding of Walnut Lane Park across Route 401 and other factors enabling buffering of the park, connectivity to nearby homeowners and township open space, the transection of the lands by a Pickering Creek tributary, and the landowner's expressed interest in continuing agricultural usage of the lands, all combined to make this parcel an optimal subject for open space conservation and possibly for County grant funding towards same.

A broad discussion of the proposed addition of the subject lands to open space mapping ensued touching on the following:

Property Details:

The property is across the street from Walnut Lane Park, buffering the park.

A tributary of the Pickering Creek runs through it.

It's adjacent to connected homeowners' association and Township open space and offers potential access to the Horseshoe Trail.

It is currently zoned for high-density development, with a potential yield of up to 16 townhouses.

The property owner intends to keep and use the property agriculturally.

Acquisition Method: The proposed method is to acquire a conservation easement rather than buying the property in fee simple, which is more expensive. The easement would prohibit most development while allowing the owner to continue agricultural use the property for raising of livestock and potentially build one additional house (compared to 16 multi-family units).

Grant Deadline: The early action is needed because the township is applying for a grant for the conservation easement with a deadline of February 1st.

Cost: The Township hopes to receive up to half of the appraised value of a conservation easement on the property in County grant funds, plus certain applicable expenses.

Environmental Concerns: A Phase I environmental study has been done, and the owner is committed to cleaning up debris/scrap metal on the property before closing.

Confidentiality: The discussion of this specific property is considered confidential until it is ready for a public hearing.

Outcome: A motion was made, seconded, and passed unanimously to recommend Resolution 2025-18 to the Board of Supervisors.

B. Commission Term Renewal - Secretary Appointment for 2026

Chairman Best introduced the topic of whether all members, including those whose terms are expiring at end of 2025 (Normoyle and O'Neill), are prepared to continue service in the upcoming calendar year. Chairman Best informed the other members that Sean O'Neill, secretary, had communicated that he would be retiring from his service on the Planning Commission effective at the end of his current term expiring at the end of this meeting, and Frank thanked Sean for his long years of service. Sean thanked the Chairman for his gracious recognition. All other members, including Bill Normoyle, are prepared to continue service on the Planning Commission in the upcoming year.

Dan Iannucci, from the public, expressed to the Planning Commissioners, that he has a strong interest in being considered to fill the open seat being vacated by Sean O'Neill on the Planning Commission, and spoke of his own qualifying expertise based on his career as a builder with a focused interest in historic architecture. He expressed his appreciation for the extraordinary character of the Township and its setting, and his interest in working in service of its preservation and continued enhancement. It was suggested to Mr. Iannucci that he consider attending the upcoming Board of Supervisors meeting to request consideration for appointment to the vacant seat on the Planning Commission.

Due to Sean O'Neill's pending withdrawal from his office as Secretary to the Planning Commission, Chairman Best invited each of the other members to consider assuming that office and to be responsible for keeping of the Minutes of the Planning Commissions meetings and actions. After discussion, Tom Nowlan volunteered to accept the office of Secretary for the upcoming calendar year and would utilize his iPad to record and assist in the transcription and summary of meetings upcoming. Chairman Best then called for a motion to appoint Tom Nowlan as Secretary for the upcoming calendar year and commencing on conclusion of Sean O'Neill's service at the conclusion of this meeting, subject to ratification by the Planning Commission at its Reorganization meeting in 2026. . **Upon motion made and seconded, it was unanimously resolved by the other Planning Commission members present and voting that Tom Nowlan is elected to the office of Secretary effective upon conclusion of the present meeting, subject to ratification by the Planning Commission at its upcoming 2026 Reorganization meeting.** Tom was thanked for his willingness to undertake the duties of this office.

C. Transportation and Regional Planning Update

Lisa LaCroix, as the Township's Planning Commission delegate to the Phoenixville Area Regional Planning Commission, asked to brief the West Pikeland Township Planning Commissioners, and to solicit their input, on local and regional traffic planning being undertaken by in the Township and more regionally in connection with, among other matters, the Act 209 Traffic Impact Fee planning being undertaken by Phoenixville and East Pikeland. The following matters were discussed:

- PennDOT Contracts: PennDOT is contracted to replace two bridges on Art School Road consecutively in 2026, which could close the road until 2027.
- Potential 401 Bridge Closure: There is a potential plan to replace the bridge on Route 401 near Byers Road, which could also close 401, creating significant traffic issues (especially on Horseshoe Trail).
- Regional Initiatives: The discussion touched on regional planning topics like traffic calming, pedestrian/bike linkages, and the complete streets plan.
- Toll Brothers Development: George Martin, a representative of the Toll Brothers development planned on Chester Springs Road in West Vincent, has reached out to Lisa LaCroix and to discuss the Township PROST plan and the prospect of connecting a proposed trail from the area Chester Springs Road and Conestoga Road to the trail network in West Pikeland.

ANNOUNCEMENTS & ADJOURMENT

There being no further business Chairman Best announced that the next meeting of the Planning Commission was to be determined and called for a motion to adjourn the December 8th regular meeting. On motion by Bill Normoyle, seconded by Lisa LaCroix, the meeting was unanimously adjourned by vote of the Planning Commission at 6:47 p.m.

Respectfully Submitted,

Sean O'Neill, Secretary