



West Pikeland Township

PLANNING COMMISSION MINUTES

Monday, April 14, 2025, at 6:00 P.M.

ATTENDING

Frank Best, Chairman
William Normoyle, Vice-Chair
Lisa Lacroix
Sean O'Neill, Secretary

ALSO IN ATTENDANCE

Joe Romano, Township Manager

The monthly meeting of the West Pikeland Township Planning Commission was held on April 14, 2025 at the West Pikeland Township Municipal Building at 1645 Art School Road, Chester Springs, PA 19425.

I. CALL TO ORDER

Chairman Best called the meeting to order at 6:02 p.m.

II. IN ATTENDANCE

Present were Planning Commission members listed as “Attending” above, and Township Manager, Joe Romano.

III. APPROVAL OF AGENDA

Chairman Best asked whether and changes to the published agenda of the meeting were proposed. No agenda changes were proposed or made.

IV. APPROVAL OF MEETING MINUTES

Chairman Best asked for a motion to approve the minutes of the last Planning Commission meeting held February 10, 2025. Member Lisa LaCroix made a motion for approval of said minutes and the motion was seconded by Vice-Chair Bill Normoyle and unanimously approved by the Planning Commission members in attendance.

V. PUBLIC COMMENT

It was noted for the record that there were no persons from the public in attendance wishing to make a public comment at the meeting.

VI. UNFINISHED BUSINESS

There were no agenda items of unfinished business on the approved Meeting Agenda.

VII. NEW BUSINESS

a. Awareness and Endorsement of the PA DCNR Grant to Rehabilitate the Playground in Pine Creek Park. Chairman Best shared details of an application by the Township to the Pennsylvania Department of Conservation and Natural Resources (DCNR). The funding sought by the grant would yield an added \$231,000.00 to match and supplement private, DCED and Township funds raised for urgently needed rehabilitation of the existing and aged playground facilities, equipment and infrastructure at Pine Creek Park, affording a total project budget of close to the minimum of half-million dollars. The planned upgrades and restoration will serve to mitigate potential hazards to playground users, as well as inaccessibility problems. The procurement of the grant funding from DCNR is needed to avert the loss of the potential funding thus far raised and/or committed from public and private sources.

After discussion, upon motion by Sean O'Neill, seconded by Lisa LaCroix, unanimously approved by vote of the Planning Commissioners present, it was resolved that the Planning Commission shall and does confirm to the Township Board of Supervisors its awareness of and support for the DCNR grant application for the additional funding needed for the playground restoration project.

b. Phoenixville Regional Planning Commission (PRPC) Update. Lisa LaCroix, a member of the Township Planning Commission and of the PRPC provided an update concerning PRPC activity. It was noted that the PRPC reviews the Region's Comprehensive Plan annually. Ms. LaCroix noted that, as part of its review, the PRPC has assessed and tabulated the status member municipalities' planning efforts and ordinance adoption for (i) "Land Use Plan Implementation" and (ii) "Energy and Sustainability Plan Implementation."

Ms. LaCroix distributed two tables indicating, respectively, an affirmative or negative status regarding ordinance implementation for each member municipality's adoption of specific regulations on various subsets of subjects concerning Land Use Plan Implementation and concerning Energy and Sustainability. In discussion it was noted that, although West Pikeland has adopted several Land Use Plan implementation ordinances, it had not advanced regulatory efforts on the listed variety of Energy and Sustainability implementation subjects (such as, for example, EV charging and municipal recycling). Regarding Land Use Planning implementation, to the contrary the Township does have a variety of ordinances in place regarding a majority of the listed land use regulation topics. (It was also noted that the table incorrectly indicates "no" regulations regarding "LD zoning with Open Space," the insofar as the Township's Zoning Ordinance contains detailed regulatory standards outlining the applicable LD densities formulae based on the difference between traditional and open space design planning.

Concerning the potential for further regulatory efforts in the area of Energy and Sustainability Plan Implementation, there ensued discussion concerning potential planning and policies for, among other things, EV charging and solar energy, as examples. It was also noted that the Township EAC was already undertaking study of a proposed Solar Energy regulation ordinance to amend the Zoning Ordinance.

After discussion, Ms. LaCroix offered to make efforts to obtain model ordinances or drafts of same from other PRPC members for study by the Township EAC and/or Planning Commission which may further efforts for planning and implementation in the area of Energy and Sustainability. Chairman Best thanked Ms. LaCroix for her suggestion and assistance in this regard.

c. Commission Meeting Notification Process. The members present discussed means and goals for alerting members of meetings and obtaining their replies as to intention or inability to attend, so that the Township and Commission members are adequately apprised with respect to status of agendas and quorums for scheduled meetings. In discussion, the following points were noted or decided:

- Chairman Best will reach out to all Planning Commission members one week before the meeting to remind them of an upcoming meeting and to request their rsvp regarding their availability and intentions regarding attendance.
- This advance communication would be initiated by text message. If meeting materials need to be circulated for advance review, the text message can alert the membership to review their email to obtain and review documents and materials for review.
- Manager Romano will circulate a draft meeting agenda no later than the Friday before the Monday of the meeting week. He will attempt to circulate an agenda earlier to the extent then known or determined.
- Following this April meeting, Manager Romano will circulate a text message and ask for member replies advising of, or confirming, each member's cell phone number for notices.

VIII. ANNOUNCEMENTS

Depending on the status of the agenda items requiring action, the next Planning Commission meeting is scheduled for May 12, 2025, at 6:00 p.m.

IX. ADJOURNMENT

There being no further business, upon motion by Bill Normoyle, and seconded by Lisa LaCroix, the April 14th, 2025 meeting of the West Pikeland Township Planning Commission was unanimously adjourned by the members present.

Respectfully Submitted,
Sean O'Neill, Secretary