



West Pikeland Township

**WEST PIKELAND TOWNSHIP
1645 ART SCHOOL ROAD
CHESTER SPRINGS, PA 19425
PLANNING COMMISSION MINUTES
Monday, October 13, 2025 at 6:00PM**

ATTENDING:

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

The regular meeting of the West Pikeland Township Planning Commission was held on October 13, 2025 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 Planning Commission members listed as "Attending" above. Also in attendance were the following members of the public: Robert Ohren of Dogwood Lane, Robert and Susan McElroy of Messner Road, Bill Bush of Pickering Circle, and Chalian Talen of Art School Road.

AGENDA APPROVAL

Chairman Best asked if any changes to the Agenda were proposed and noted that no Agenda changes were proposed in response.

APPROVAL OF MEETING MINUTES

Chairman Best called for a motion for approval of the meeting minutes of the Planning Commission's meeting of September 8, 2025. Lisa Lacroix moved for approval and Tom Nowlan seconded the motion. With the abstention of a member not present at the September meeting, the motion for approval was unanimously approved by the Planning Commission members present and voting.

PERSONS WISHING TO BE HEARD

The residents mentioned above as being in attendance wished, and were given opportunities to, make comments on the draft Outdoor Burning Ordinance under consideration by the Township Board of Supervisors, which would repeal and replace an already existing (1999) Ordinance on "Air Pollution and Open Burning."

The comments from the public in attendance included:

- The proposal is viewed as “onerous” and unclear;
- The proposed regulations would present enforcement challenges;
- The regulations on time of year and time of day and location of outside fires were unnecessary to protect against health and safety concerns and could be better addressed by “common sense” outdoor fire control practices rather than more restrictions on use of property;
- The characterization by Township representatives about the number of calls and complaints to the Township authorities about outdoor fire problems have been inaccurately over-stated in prior meetings;
- One resident felt that controls on burning under the already existing Ordinance have been ineffective or unenforced with respect to instances of smoke from neighbors’ outdoor burning creating irritation or health concerns, and suggested that any new regulation should create even more restriction or an outright ban on outdoor fires in place of the present proposal.

In follow up discussion with and by the Planning Commission members, it was noted that:

- The ultimate decision on whether to adopt the new Ordinance proposal is one for the Supervisors, who had only sought comment from the Planning Commission;
- The Planning Commission had earlier, in its August and September meetings, raised its comments in discussion and review of the proposed Ordinance;
- The prior comments of the Planning Commission were largely editorial in nature focusing on concerns about clarity and consistency of the draft provisions and were not in the nature of a recommendation for or against any policy or policy changes advanced by the proposed Ordinance.
- In addition to the foregoing, Tom Nowlan noted that certain state laws and DEP regulations also existed and regulated air quality and related matters which are impacted by the subject matter of the draft Ordinance, and should be considered by the Township in connection with any action to adopt a new outdoor burning ordinance.

Following discussion, the Planning Commission took no further action to formally recommend for or against adaption of the proposed Ordinance. Rather, it summarized the consensus of its prior input as suggesting that the Board of Supervisors should obtain review and revision by its Solicitor before it takes further action, if any, towards adopting the present proposal in order to address and rectify the previously voiced concerns about clarity and consistency of its terms.

NEW BUSINESS- 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) indicated that Planning Commission consideration of action on this pending topic will be deferred until a future meeting. Following mention of the pending open space matter resolution, Mr. Ohren, from the public, asked about the status of the Windolph Knoll tract on Route 401 owned by the Township. It was noted that this property remains a significant open space resource of the Township, and that previously considered concepts for park, athletic fields, and/or other uses of the property (also once considered for community sewage facilities) are no longer being presently considered and had been dropped in prior years due to, among other things, parking, funding, opposition complications, and park uses initiated on other Township lands.

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 October 13th regular meeting. On motion by Lisa Lacroix, seconded by Bill Normoyle, the meeting was unanimously adjourned by vote of the Planning Commission at 6:50 p.m.

Respectfully Submitted,

Sean O'Neill, Secretary