

West Pikeland Township Planning Commission

2025 Annual Roll-Up Summary

Meetings Held: February, April, May, July, August, September, and October 2025

Staff Liaison: Joe Romano, Township Manager

1. Organization and Governance

- The Planning Commission reorganized for 2025, re-electing:
 - **Frank Best** as Chairman
 - **William Normoyle** as Vice Chairman
 - **Sean O'Neill** as Secretary
- Procedures for meeting notifications and member attendance confirmation were improved, including advance text reminders and earlier agenda circulation.

2. Annual Reporting

- The Planning Commission reviewed and unanimously approved the **2024 Annual Report**, prepared by the Chairman, and transmitted it to the Board of Supervisors.

3. Land Development and Subdivision Reviews

- **Anselma Crossing Land Development (Conestoga Road):**
 - Ongoing review of a proposed commercial/family business development.
 - The Commission recommended acknowledgment of a **one-year extension** granted by the applicant in May 2025.
 - The Township continued to evaluate whether updated plans or potential denial may be required if the project does not progress.
- **1209 Elbow Lane (Sketch Plan – Minor Subdivision):**
 - Reviewed a proposed two-lot residential subdivision.
 - Provided extensive **informal, non-binding feedback** on zoning, SALDO compliance, historic resources, septic feasibility, right-of-way dedication, ridgeline protection, deed restrictions, and environmental considerations.
 - Emphasized the likely need for an existing resources and site analysis plan and coordination with DEP, Health Department, and Historic Commission.

4. Ordinances and Policy Recommendations

- **Outdoor Burning Ordinance:**
 - Reviewed a proposed ordinance to replace the existing 1999 Open Burning Ordinance.
 - Identified significant issues regarding clarity, internal consistency, definitions, exemptions, time restrictions, and treatment of yard waste.
 - In August, unanimously recommended **against adoption pending clarification**.

- In September and October, facilitated extensive public input, noting strong public opposition to restrictive provisions.
- Ultimately advised the Board of Supervisors to seek **Solicitor review and revisions**, without taking a final policy position for or against adoption.
- **Police Funding Referendum Ordinance:**
 - Reviewed and unanimously recommended adoption of an ordinance placing a tax referendum before voters to support police funding.
- **Supervisor Compensation Ordinance:**
 - Reviewed changes in state law regarding compensation.
 - Unanimously recommended adoption of an ordinance setting supervisor compensation accordingly.

5. Grants, Parks, and Open Space

- **Pine Creek Park Playground Rehabilitation:**
 - Endorsed the Township's application for a **PA DCNR grant** to support a nearly \$500,000 playground rehabilitation project.
 - Formally communicated support to the Board of Supervisors.
- **Open Space Planning:**
 - Discussed ongoing open space matters, including a draft supplemental resolution.
 - Reaffirmed the significance of Township-owned open space, including the Windolph Knoll tract, while noting that prior development concepts are no longer being pursued.

6. Regional and Intergovernmental Coordination

- Received regular updates from the **Phoenixville Regional Planning Commission (PRPC)**.
- Reviewed regional assessments of municipal implementation of land use, energy, and sustainability plans.
- Noted that West Pikeland has adopted many land-use regulations but has opportunities to expand ordinances related to **energy and sustainability** (e.g., EV charging, solar).
- Coordinated with the Township Environmental Advisory Council on potential future ordinance development.

7. Administrative and Township Updates

- Discussed:
 - Township website redesign and transition to a quarterly newsletter.
 - Road and stormwater infrastructure projects, including culvert upgrades.
 - Police Department staffing and leadership changes following the resignation of the Police Chief.
 - Property use and redevelopment considerations at key Township locations.
 - Staffing recruitment for Township administrative positions.

8. Public Engagement

- While meetings had little to no public attendance, **significant public participation** occurred during discussions of the proposed Outdoor Burning Ordinance in September and October.
 - The Commission provided a forum for public input and ensured that resident concerns were documented and conveyed to the Board of Supervisors.
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Overall Themes for 2025

- Emphasis on **careful ordinance review**, clarity, and consistency.
- Continued oversight of **land development proposals** and subdivision standards.
- Strong engagement with **public concerns**, particularly on quality-of-life regulations.
- Support for **parks, open space, and infrastructure investment**.
- Coordination with regional planning efforts and Township advisory bodies.

This roll-up reflects the Planning Commission's advisory role in guiding land use, policy review, and long-range planning for West Pikeland Township throughout 2025.