



West Pikeland Township

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

PLANNING COMMISSION MINUTES

Monday, May 13, 2024, at 6:00 P.M.

ATTENDING:

Albert Wachsmuth, Member
Thomas Nowlan
Alan Thomas
Dr. Brian Kelly
William Normoyle, Vice Chair
Sean O'Neill, Secretary
Joe Romano, Township Manager

The regular meeting of the West Pikeland Township Planning Commission was held on May 13, 2024 at the West Pikeland Township Municipal Building at 1645 Art School Road, Chester Springs, PA 19425.

CALL TO ORDER

The Vice Chairman, William Normoyle, serving as Chair in the absence of Frank Best, called the meeting to order at 6:03 p.m.

IN ATTENDANCE

In addition to Mr. Normoyle, present were Planning Commission members listed as "Attending" above and Township Manager, Joe Romano.

APPROVAL OF MEETING MINUTES

William Normoyle called for a motion for approval of the meeting minutes of the Planning Commission's meeting of April 8, 2024. On motion duly made and seconded, the April 8th meeting minutes were unanimously approved by vote of the members present and voting.

PERSONS WISHING TO BE HEARD

There were no persons in attendance indicating a request to be heard with respect to other than agenda item issues.

UNFINISHED BUSINESS

a. Proposed Ordinance for Health and Safety (i.e. Unsafe Buildings). This item was deferred for discussion until after presentation of the Rothschild subdivision plan (see "New Business").

NEW BUSINESS

a. Minor Subdivision and Land Development Plan (1935/1912 Parker Hill Lane/James Rothschild)

In attendance were the Rothschilds and their project engineer, Dennis O'Neill, of MacCombie Associates. Dennis O'Neill presented the plan on behalf of the Applicants. Mr. Dennis O'Neill explained that the purpose of the plan was to transfer approximately .95 acres of land from the Ann Ashton property to the adjoining Rothschild property with the result that the Rothschild property would be increased in size from 1.6625 acres to 2.6142 acres and the Ashton would be reduced in size from 4.7735 acres to 3.8218 acres. The bulk and area criteria applicable to the two lots would remain in compliance with the applicable ordinance criteria for the R-C Residential and Conservation District, with the exception of an existing non-conformity of the structural setback of a shed in the rear of the Rothschild lot. On questioning by Sean O'Neill, Dennis O'Neill explained that another shed on the property being transferred from Ashton to Rothschild would also remain. This shed appeared to be in violation of the applicable front yard setback; however, Mr. Dennis O'Neill explained that a 26-foot setback for the existing shed would be compliant with structural setbacks for an accessory building of the type indicated. It was noted that an existing barn on the Ashton property is shown as "to be removed" because it would not comply with applicable setback criteria after subdivision and transfer of the .95 acres from the Rothschild lot to the Ashton lot. It was noted, in addition, that a waiver was being requested from the requirement to provide an erosion and sediment control plan, stormwater management plan, landscape plan and open space management plan since the purpose of the plan is for lot line changes only and no building lots, construction or grading are proposed. Thomas Nowlan questioned what was the plan for the area of the barn removal. Mr. Dennis O'Neill explained that the plan is to restore that area to natural grading and grass. He also explained that the owner of the Ashton property may wish, in the future, to create a new garage building at the end of the Ashton lot driveway. Otherwise, there is no present plan for construction of improvements on either lot as a result of this subdivision. Setback requirements would be met in conjunction with any future garage. Mr. Dennis O'Neill also noted that the original subdivision plan stated that there would be no further subdivision of the subject property. He indicated the Applicant's position is that that note was to prevent any additional lots from being formed out of the subdivision tract but not to prohibit, as here, a minor subdivision plan simply transferring ground from one lot to another without creating any new lots. DEP has issued a letter indicating no new sewage planning is required because no new sewage facilities have been proposed. Mr. Dennis O'Neill indicated that, upon review, neither property has any listing of historic resources on the township's historic inventory.

Township Manager Joe Romano indicated that he had spoken with Township Engineer, Dan Daley who has reviewed the plan and that, subject to the removal of the barn (as indicated on the plan) and the grant of waivers as indicated (which did not appear to be objectionable to the engineer), the plan appears to be in form and content compliant and approval. Mr. Daley will be issuing a formal letter for the record of the subdivision.

After discussion, on motion by Sean O'Neill, seconded by Bill Normoyle, the Planning Commissioners present unanimously voted to recommend to the Board of Supervisors that the minor subdivision plan for James Adam Rothschild and Emily Rothschild, for 1912 Parker Hill

Lane, be approved, and the waivers noted thereon be granted, subject only to the conditions that the existing barn be removed (as indicated on the plan) and that a review letter, to be issued by the Township Engineer, indicate that no material revisions or changes are required and that any minor changes (if any) indicated by the Township Engineer be made on the final plan in a manner satisfactory to the Township Engineer before final approval by the Board of Supervisors for recording.

UNFINISHED BUSINESS (cont'd from above)

a. Proposed Ordinance for Health and Safety (i.e., Unsafe Buildings)

The Planning Commission resumed review of the proposed health and safety ordinance that had been undergoing review and comment previously. Manager Joe Romano reported that the comments of the Planning Commissioners had been incorporated into the draft ordinance, the draft ordinance has been reviewed by the code enforcement officer, and that this latest draft reflects the review and revision conducted by the township solicitor. Present was Mr. Tom McElwee, who had participated in prior discussions of the ordinance proposal. He offered his opinion that the proposed ordinance does a good job of addressing concerns regarding the interior of the existing dwelling but, in his opinion, did not sufficiently address concerns regarding the exterior of the existing dwelling that had been, in part, the genesis of the township's work on the proposed ordinance.

After lengthy discussion, on motion made by Alan Thomas, seconded by Thomas Nowlan, the Planning Commission members present unanimously voted to recommend approval of the Health and Safety Ordinance as amended to date.

After further discussion, on motion by Alan Thomas, seconded by Thomas Nowlan, the Planning Commissioners present unanimously voted to take under advisement and further study the possibility of recommending adoption of a standardized or otherwise comprehensive Property Maintenance Ordinance, potentially in the form of the Uniform Property Maintenance Ordinance in the Commonwealth of Pennsylvania, or based on that model, to more directly control certain aspects of maintenance or exterior conditions of real property, and that any resulting draft ordinance(s) under consideration would be forwarded to the environmental advisory council for review to assure that any maintenance standards are consistent with sound environmental objectives of the Township.

ANNOUNCEMENTS

Prior to adjournment, Manager Joe Romano called to the Board's attention that the ACMEC of N.A. applicant would be returning to the Planning Commission with its updated plan for review and action. The Manager, Joe Romano, further reported on the status of the Anselma Crossing Application. Mr. Romano noted that the existing extension of time for action on the application was nearing expiration and that, consequently, he had contacted the Applicant's engineer, Lisa D'Andrea, asking that she contact the Applicant so that they would consider whether they wish to withdraw the current application at this time pending any further or future refinements or, alternatively, provide a further extension of the time within which the Township must act upon the application. Mr. Romano indicated that Ms. D'Andrea, the project engineer, would be in

touch with Mr. Duey, the Applicant, to review the status of these options and would be in touch with the Township accordingly.

It was further noted that the next Planning Commission meeting is scheduled for June 10, 2024 at 6:00 p.m. The Township Manager will ascertain the status of any open business to determine, with the Planning Commission, whether or not a meeting in June will be necessary.

ADJOURNMENT

There being no further business, on motion by Thomas Nowlan, seconded by Alan Thomas, the Planning Commission Members present unanimously resolve to adjourn the meeting at 7:11 p.m.