

**MINUTES OF MEETING
TOWNSHIP OF WEST PIKELAND
PLANNING COMMISSION
BUSINESS SESSION
December 14, 2015**

ATTENDING:

PLANNING COMMISSION

Frank Best, Chairman
Sean O'Neill, Secretary
Todd Majors
Tom Nowlan
Albert Wachsmuth

The regular meeting of the West Pikeland Township Planning Commission was held on December 14, 2015 at the West Pikeland Township Municipal Building at 1645 Art School Road, Chester Springs, PA, 19425.

Chairman Frank Best called the meeting to order at 7:02 PM at the Township Building.

APPROVAL OF MINUTES

Chairman Best called for the approval of the minutes of the meeting of November 9, 2015. On a motion by Albert Wachsmuth, seconded by Todd Majors, the November 9, 2015 meeting minutes were unanimously approved by vote of the Planning Commissioners present.

PERSONS WISHING TO BE HEARD

No members of the public were present at the meeting wishing to be heard on other than agenda items.

SUBDIVISIONS / LAND DEVELOPMENTS

Lorraine Woodland

The Planning Commission noted receipt of a review letter from the Township Engineer, Edward B. Walsh & Associates, Inc., dated December 4, 2015, pertaining to the final minor subdivision plan for Lorraine Woodland.

Sean O'Neill reminded the Planning Commission that, at the November 9, 2015 meeting, the Township Manager noted that action on this plan will need to occur at the December meeting.

Neither the applicant nor the revised plan was present at the December 14, 2015 meeting. However, the Planning Commission reviewed the Township Engineer's review letter and discussed the status of the plan and the waiver requests.

Following discussion, by way of the series of motions duly made and seconded, the Planning Commission, with Sean O'Neill abstaining, but by unanimous vote of the remaining members present, resolved to recommend to the Board of Supervisors as follows:

- I. The waivers noted on the referenced plan, and summarized in the Township Engineer's review letter, that SALDO comment numbers 3, 9, 11, 12 and 14, should be granted. The recommendation for grant of the waivers was made subject to the following comments by the Planning Commission:
 - A. The waiver of Section 504.C.g (length of flagpole of flag-lot) is recommended to be granted, if and to the extent that a waiver is deemed necessary (given that the required street-frontage of the lot has been provided along Pikeland Road);
 - B. The recommendation for waiver from Section 518 (requiring notation of requirements for storm water management planning at time of building permit issuance) is not to be construed as waiving any future stormwater management planning and permitting required for future construction on the lot; and
 - C. The recommendation for waiver from Section 522.G.1 (requiring provision of primary and secondary replacement for on-lot sanitary disposal areas) was premised on the prior issuance, by the Chester County Health Department, of the septic system planning waiver and non-building declaration in lieu of current disposal area planning and testing.

- II. Final approval of the plan shall be granted, subject to the following conditions:
 - A. Submission of approval and a maintenance and access agreement, as described in the Township Engineer's SALDO comment number 10 of his review letter, in order to supplement the shared driveway access easement noted on the plan, such access agreement to be acceptable to the Township Solicitor and to be recorded at the time of the recoding of the plan.
 - B. A letter must be provided by the Natural Lands Trust, holder of the Conservation Easement, described on the plan, signifying its approval of the plan.

ANNOUNCEMENTS

The next meeting of the Planning Commission is tentatively scheduled for January 11, 2016.

ADJOURNMENT

There being no further business, on motion by Sean O'Neill, seconded by Todd Majors, the regular meeting of the West Pikeland Township Planning Commission was adjourned at 7:50 PM.

Respectfully submitted,

Sean O'Neill, Secretary

SON/ks