



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

**PLANNING COMMISSION MINUTES
September 14, 2015**

ATTENDING:

PLANNING COMMISSION

Tom Dinan, Vice-Chair
Sean O'Neill, Secretary
Bill Normoyle
Albert Wachsmuth

TOWNSHIP PERSONNEL

Sam Bryant, Township Manager

Secretary O'Neill called the meeting to order at 7:07PM at the Township Building.

MEETING MINUTE APPROVAL – JULY 13, 2015

Mr. Normoyle recommended edits to Mr. Bryant for the minutes. Mr. Normoyle then motioned to approve the minutes with the suggested changes. The motion was seconded by Mr. Dinan. After no further discussion the motion passed with all present voting Aye.

PERSONS WISHING TO BE HEARD

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

SUBDIVISION / LAND DEVELOPMENT

Complete the formal review of the Landis Final Subdivision, Village Lane – Project consists of the subdivision of two parcels of 29 acres into 5 additional building lots.

Mr. Joseph Ippolito, on behalf of the the applicant, asked for recommendation of final plan subject to requested waivers as he is working on the County Conservation District letter of

August 17th. He has also looked into emergency access and found a resolution of approval from ten years ago where Resolution Item 9 should designate the driveway as the emergency access for the lots.

Mr. O'Neill motioned to recommend the plan for final approval subject to addressing New Comment items 1-4 on the EB Walsh letter of August 10th, 2015 in addition to provision of financial security and SALDO agreement in the amount approved by Township Engineer, and submission of easement agreements for the shared driveway, trail, conservation easement and emergency access over Lot 1, in each case as described in the Walsh letter, and in each case subject to review and approval of the Township Solicitor. A further condition is that the Applicant complete core sample testing as described in the Walsh letter to determine adequacy of the road bed in the existing Village Lane cul-de-sac and include any improvements deemed necessary by the Township engineer in the required site improvements and financial security. Mr. Normoyle seconded the motion. After no further discussion the motion passed with all present voting Aye.

BUSINESS

Review of Proposed Sewage Management Program Ordinance

Mr. O'Neill summarized the ordinance, noting its main requirement was a 3 year pumping and inspection schedule for most septic systems.

Mr. Normoyle thought it was a good idea, but was concerned many people may be upset with the costs that come from this ordinance from replacing a septic system. He was also surprised that well testing requirements were not included.

While the members present expressed support for the Ordinance, it was deemed appropriate to allow all the members of the Planning Commission an opportunity to vote on it. Mr. Bryant was directed to stress the importance of the next meeting in his next reminder notice.

Township Street Numbering Regulations

Upon the request of local emergency service responders, the Planning Commission had been provided with a Street Numbering Ordinance model from Upper Uwchlan Township that would put numbers at the end of long driveways.

Mr. O'Neill motioned to recommend the Township adopt a building and numbering ordinance in the form adopted by Upper Uwchlan pending review and finalizing by the Township Solicitor. Vice Chairman Dinan seconded the motion. After no further discussion the motioned passed with all present voting Aye.

Discussion of Woodland Final Minor Subdivision

Mr. Bryant presented the Planning Commission with plans for the Woodland Final Minor Subdivision. Mr. O'Neill noted he will have to abstain from voting and discussion on the matter,

as his firm represents the Woodland family. Mr. Bryant noted that he has completed his completeness review but that at this time the proposal is not yet active since the application fee has not yet been paid. No detailed discussion or any action occurred on the plan.

ANNOUNCEMENTS

The next Planning Commission meeting is scheduled for October 12th at 7 P.M.

ADJOURNMENT

There being no further business, Vice Chairman Dinan moved to adjourn the meeting. Mr. Normoyle seconded the motion. Vice Chairman Dinan adjourned the meeting at 7:47PM.

Respectfully submitted,

Sean O'Neill, Secretary

SAO/STB