



West Pikeland Township

WEST PIKELAND TOWNSHIP PLANNING COMMISSION 2024 ANNUAL REPORT

- The Planning Commission met on January 8, 2024.

The Commission elected officers for 2024. It approved Dan Daley and E. B. Walsh to be the Commission's Engineer, and the law firm of Lamb McErlane to be the Commission's Solicitor.

The Commission met with representatives of ACMEC on whether the resolution of the litigation allows paving and associated landscaping and stormwater facilities to be outside of the area designated on the map of the site. The Solicitor opined it was legally acceptable. The applicant agreed to work with Dan Daley to prepare a landscaping plan with more buffering between the proposed construction and Skyline Drive. The applicant requested a waiver from the requirement of completing the four-step design process and a waiver from the requirement of doing a hydrogeological study. Dan Daley recommended the waivers. The barn was discussed. The Commission resolved to recommend to the Board of Supervisors that it approve the application of ACMEC and grant the waivers subject to the applicant's doing the following:

1. Deal with the barn, since it presents a health and safety issue. Demolition is acceptable. Work on the barn on a separate track from the construction under the current application.
2. An additional traffic study is not required.
3. Comply with the notes on the plan and the litigation conditions.
4. Work with Dan Daley to prepare a landscaping plan addressing the requests of the neighbor.
5. Comply with Dan Daley's review letter.

- The Commission met on April 8, 2024.

Mr. Tom McLewee of 1453 Dogwood Lane expressed concerns regarding the condition of 1429 Dogwood Lane, which the Commission referred to the Solicitor.

The Commission reviewed the March 28, 2024, letter from the Chester County Planning Commission asking the Township to consider creation of agricultural-friendly zoning provisions such as specialized agricultural district use and uses, opportunities for "agri-tainment" and potential agricultural activity zoning exemptions. Lisa Lacroix will investigate and report back.

The Commission considered the Pennsylvania Broadband Development Authority's promotion of extending cable service to underserved areas, and concluded that, because Verizon Fios and Comcast already have franchises within the Township, it did not appear that the Township or its nearby neighbors would benefit by participating in the program at this time.

- The Commission met on May 13, 2024.

It reviewed a Minor Subdivision and Land Development Plan for the Rothschilds' property at 1912 Parker Hill Lane to transfer approximately .95 acres from the Ashton property to the Rothschild property, increasing the Rothschild property from 1.6625 acres to 2.6142 acres and reducing the Ashton property from 4.7735 acres to 3.8218 acres. The bulk and area criteria applicable to the lots would comply with the ordinance, with the exception of an existing non-conformity of the structural setback of a shed. The Commission resolved to recommend to the Board of Supervisors that it approve the plan, and grant the waivers, subject to the conditions that the barn be removed and that a review letter by the Engineer indicate that no material changes are required and that any minor changes indicated by the Engineer be made on the final plan in a manner satisfactory to the Engineer before final approval by the Board of Supervisors.

It resumed review of the proposed health and safety ordinance. It resolved to recommend to the Board of Supervisors that it approve the Health and Safety Ordinance as amended to date.

It resolved to study adoption of a Property Maintenance Ordinance, potentially in the form of the Pennsylvania Uniform Ordinance, and to forward to the environmental advisory council any resulting draft ordinance.

- The Commission met on August 12, 2024.

It reviewed, with Sarah Newman, of the Township's Environmental Council ("EAC"), a proposal before the Board of Supervisors to amend the Ordinance establishing the EAC to allow up to 3 associate members, primarily to add junior members in grades 9 through 11. It resolved to recommend to the Board of Supervisors that it approve the proposed amendment.

It noted that the Unsafe Structures Ordinance is tabled and discussed the possibility of future investigation of adoption of a property maintenance code.

It noted an extension of the time for action by the Township upon the pending Anselma Crossing land development application for one year, until July 1, 2025.

- The Commission met on November 19, 2024, rescheduled from Veterans' Day.

It reviewed the plan for grading and stormwater management associated with installation of a gravel parking lot at 1251 Conestoga Road, due to the Board of Supervisors' granting a waiver of submission for a complete land development submission subject to submission of a grading plan permit application plan and a post-construction stormwater management report, and subject to review by the Commission. It expressed no concerns, subject to review by the Engineer of the Stormwater Operations and Maintenance Agreement and landscaping plan.

Karl Schmit of ARRO Engineering Consultants, the Township's Official Sewage Plan (Act 537 Plan) consultant, gave an update of efforts to respond to DEP's review of the Township's Act 537 Plan. He reported that the Township remains in compliance through its draft efforts and ongoing dialogue with DEP but needs to move forward toward adoption of the Plan. There is no timetable; rather, periodic amendments are triggered by new major developments. Minor changes are handled by submission of administrative "post card" notices rather than Plan amendments.