



# West Pikeland Township

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

**PLANNING COMMISSION MINUTES  
Monday, February 10, 2025, at 6:00 P.M.**

**ATTENDING:**

William Normoyle  
Thomas Nowlan  
Alan Thomas  
Lisa Lacroix  
Dr. Brian Kelly  
Sean O’Neill, Secretary

**ALSO IN ATTENDANCE:**

Joe Romano, Township Manager

The monthly meeting of the West Pikeland Township Planning Commission was held on February 10, 2025 at the West Pikeland Township Municipal Building at 1645 Art School Road, Chester Springs, PA 19425.

**CALL TO ORDER**

Bill Normoyle, in Frank Best's absence, called the meeting to order at 6:00 p.m.

**IN ATTENDANCE**

Present were Planning Commission members listed as “Attending” above. Also present was Township Manager, Joe Romano.

**REORGANIZATION**

At 6:11 p.m., the members present unanimously appointed Bill Normoyle to serve as temporary chairman solely for reorganization of the Planning Commission for calendar year 2025, in order to elect officers for conduct of business going forward. Mr. Normoyle then himself moved for the nomination and re-election of Frank Best as Chairman for the ensuing 2025 calendar year

of business of the Planning Commission. The motion was seconded by Lisa Lacroix and unanimously approved by all Planning Commission members present.

Sean O’Neill then moved for the re-election of Bill Normoyle as Vice Chairman for the ensuing Planning Commission calendar year 2025. The motion was seconded by Tom Nowlan and unanimously approved by the Planning Commission members present.

Bill Normoyle then moved for the re-election of Sean O’Neill as Secretary to the Planning Commission for ensuing Planning Commission calendar year 2025 and the motion was unanimously approved by the Planning Commission Members present.

**APPROVAL OF MEETING MINUTES**

At the conclusion of reorganization, Bill Normoyle, acting as Chair of the meeting in his capacity as Vice Chairman in Frank Best’s absence, asked for a motion to approve the minutes of the last Planning Commission meeting held November 19, 2024. Dr. Brian Kelly made a motion for approval of said minutes and the motion was seconded by Tom Nowlan and unanimously approved by the Planning Commission members in attendance.

**PUBLIC COMMENT**

It was noted for the record that there were no persons from the public in attendance wishing to make a public comment at the meeting.

**NEW BUSINESS**

a. Vice Chairman Bill Normoyle, in the absence of Frank Best, Chairman, asked for comment upon or approval of the 2024 Annual Report prepared by Chairman Best and distributed by Manager Joe Romano for the meeting. On motion by Tom Nowlan, seconded by Dr. Brian Kelly, the Planning Commission members in attendance unanimously voted to approve the draft 2024 Annual Report in form as presented by Chairman Best.

b. Administrative Update – Manager Joe Romano, upon questions from and among the Planning Commission and upon his own initiative, provided updates on pending Township business on various matters including the following.

Manager Romano noted that Township Secretary, Madison Kerr, was in the process of focusing on an update and revamping of the township website to make it more user-friendly and intuitive and less cumbersome and link-laden. Manager Romano also informed the Planning Commission that the Township newsletter would be moving to a quarterly publication schedule.

In response to a question from Manager Romano, Member Lisa Lacroix, being also the Phoenixville Regional Commission Delegate, provided an update with respect to the Regional Planning Commission. Lisa reported that Phoenixville has approved the appointment of two new firefighters to the department.

Manager Romano, in response to a question from Vice Chairman Bill Normoyle, updated the Planning Commission with respect to work under way to remediate conditions at the Newell Bardick, Jr. Estate property on Elbow Lane. Among other things, Manager Romano summarized the work in progress with respect to the installation of a stormwater drainage pipe in an existing culvert on the property and that similar culvert installations are being evaluated for other locations under the jurisdiction of the Township. Other road maintenance projects are also in progress.

Manager Romano noted that the Anselma Crossing Land Development proposal is still under review on extension of time limits for action, as provided by the Applicant. The current time extension will expire this coming summer. Manager Romano noted that unless the project is updated to reflect further and current plans, materials and information, the Township may need to take action possibly denying the existing Application. Member Sean O’Neill commented that, in order to do so, it may be advisable that a comprehensive review letter from the Township Engineer be prepared prior to official action, including citation to provisions of any applicable land use ordinance requirements. Further information and updates will be provided ongoing, and if and when available.

During the update, Member Lisa Lacroix questioned the Township Manager about the process in place for lot line changes. Sean O’Neill noted that, historically, the past ordinances of the Township allowed for a procedure for “lot line change” which was much simpler than that required for any other subdivision. Mr. O’Neill noted that, under the Pennsylvania MPC, a lot line change is technically a subdivision and so it would fall under the Township Subdivision and Land Development Ordinance requirements for processing of a plan change in lot lines between tax parcels. There may, however, be a less cumbersome process under the existing SALDO for a minor lot line change that involves creation of no new roads, stormwater management facilities or other such subdivision improvements.

Manager Romano introduced and directed a broad discussion of pending questions being researched and investigated by the Township concerning the future structure and direction of the Township Police Department given, among other things, the very recent resignation of Chief Shane Clark and other circumstances concerning vacancies in open police department positions.

The Planning Commission engaged in a broad discussion concerning various township properties and activities, including the usage of the “Vinnie’s” Eatery property at the township crossroads of Routes 113 and 401, as well as the pending sale of the vacant land on the north side of Route 401 across from Vinnie’s.

## **ANNOUNCEMENTS**

Depending on the status of agenda items requiring action, the next Planning Commission meeting is scheduled for March 10, 2025 at 6:00 p.m.

**ADJOURNMENT**

There being no further business, upon motion by Dr. Brian Kelly, and seconded by Alan Thomas, the February 10, 2025 meeting of the West Pikeland Township Planning Commission was unanimously adjourned by the members present.

Respectfully Submitted,

*Sean O'Neill*

Sean O'Neill,  
Secretary