



West Pikeland Township

PLANNING COMMISSION MINUTES Monday, August 12, 2024, at 6:00 P.M.

ATTENDING:

Frank Best, Chairman
Albert Wachsmuth
Thomas Nowlan
Dr. Brian Kelly
Sean O'Neill, Secretary

ALSO IN ATTENDANCE:

Joe Romano, Township Manager
Sarah Newman, EAC member

The regular meeting of the West Pikeland Township Planning Commission was held on August 12, 2024 at the West Pikeland Township Municipal Building at 1645 Art School Road, Chester Springs, PA 19425.

CALL TO ORDER

Chairman Frank Best called the meeting to order at 6:00 p.m.

IN ATTENDANCE

In addition to Mr. Best, present were Planning Commission members listed as “Attending” above and Township Manager, Joe Romano. Also in attendance was Sarah Newman from the Township’s Environmental Advisory Council.

APPROVAL OF MEETING MINUTES

Chairman Best called for consideration of the meeting minutes of the Planning Commission’s meeting of May 13, 2024. Mr. Best requested correction of the spelling of the name of Marc Duey on page 2 of the Minutes. Subject to the noted correction, Tom Nowlan moved for the approval of the draft of minutes of the meeting of May 13, 2024. The motion was seconded by Dr. Brian Kelley, and by unanimous approval of the Members present, the May 13th meeting minutes were unanimously approved.

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 (cont’d below)

NEW BUSINESS

Proposed Ordinance Amending Ordinance 2019-02 (Environmental Advisory Council) to establish a Junior EAC program

In attendance was Sarah Newman from the Township’s Environmental Council (“EAC”). Ms. Newman introduced a proposal, pending before the Board of Supervisors, to amend the Township Ordinance establishing the EAC, for the purpose of allowing for the inclusion of up to 3 associate members, with a primary purpose of adding youth members (“junior” members) who are high school aged from grades 9 through 11. The principal objectives and elements of the proposal were outlined in an EAC summary that was distributed to the Commission, dated July 2, 2024, entitled JR EAC/Associate Member Ordinance Change.

An in-depth discussion of the Associate Membership proposal ensued with Ms. Newman leading the discussion and answering questions from the Planning Commission members present, which included clarification of the following points:

The proposal for associate memberships is based on a similar program already in place in Tredyffrin Township;

- The creation of a formal position slotted for non-voting youth members will encourage youth participation to a degree not necessarily fostered by open meetings generally.
- The term “associate” membership is intended to allow for the potential for future participation not only by “youth” members but also by adult professionals, scientists or other environmental experts in the projects and work of the EAC.
- The term “junior” member is not necessarily carved in stone. A consensus of the Commission felt that it would be better to dispense with that label (and possible connotations of subordinate status) and leave in just the more general “associate” member terminology.

After discussion, on motion by Sean O’Neill, seconded by Dr. Kelly, it was unanimously resolved that, subject as above suggested, the Planning Commission supports and endorses to the Board of Supervisors the adoption of the EAC’s proposed associate membership changes to the EAC Ordinance.

UNFINISHED BUSINESS

Proposed Ordinance 2024-02 (Unsafe Structures). Manager Joe Romano updated the Planning Commission on the status of the previously recommended, and presently tabled, Unsafe Structures Ordinance. There was informal discussion concerning the possibility of future investigation of adoption of a property maintenance code. No further discussion or action occurred.

Anselma Crossing. Manager Joe Romano apprised the Commission of receipt of a letter dated June 10, 2024, from Lisa D’Andrea, of Medveczky Associates, LTD, on behalf of the Applicant, Duce Anselma LLC, granting an extension of the time for action by the Township upon the pending land development application for one year, until July 1, 2025. No further discussion or action on this matter occurred.

ANNOUNCEMENTS

It was noted that the next Planning Commission meeting is scheduled for September 9, 2024 at 6:00 p.m. The Township Manager will ascertain the status of open business (if any) to determine, and review in advance with the Planning Commission Chairman, whether or not a meeting in September will be necessary.

ADJOURNMENT

There being no further business, on motion by Thomas Nowlan, seconded by Dr. Kelley, the Planning Commission Members present resolved to adjourn the meeting at 6:35 p.m.

Respectfully Submitted,
Sean O’Neill,
Secretary