

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

**PLANNING COMMISSION MINUTES
Monday, April 8, 2024, at 6:00PM**

ATTENDING:

Frank Best, Chair

William Normoyle, Vice Chair

Sean O'Neill, Secretary

Albert Wachsmuth, Member

Lisa Lacroix, Member

Joe Romano, Township Manager

The regular meeting of the West Pikeland Township Planning Commission was held on April 8, 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. .

APPROVAL OF MEETING MINUTES

Frank Best called for a motion for approval of the meeting minutes of the Planning Commission's meeting of March 11, 2024. Lisa Lacroix moved for approval and Bill Normoyle seconded the motion. The motion for approval was unanimously approved by the Planning Commission members present and voting.

PERSONS WISHING TO BE HEARD

Present, and wishing to be heard, was Mr. Tom McElwee of 1453 Dogwood Lane. Mr. McLewee followed up on his concerns regarding 1429 Dogwood Lane and reported that he had been in contact with the Chester County Health Department and that the Department had advised there was nothing further that they could do. Regarding vermin concerns, the Health Department advised that they had placed poison packets. Mr. McLewee reported that another neighbor witnessed Mr. Cheeks, the owner of 1429 Dogwood Lane, pulling linens or a like fabric bundle of fabrics down his steps and that the material appeared to be wet linens and had a smell of mold.

Sean O’Neill reviewed the options previously discussed, including that of a study and potential pursuit of a complete Property Maintenance Ordinance, on the one hand, or of the draft Health and Safety Ordinance, on the other. The Commissioners continued their discussion of the proposed Health and Safety ordinance having a more limited focus on remedies directed towards dangerous structures. The discussion included whether the Township has powers of entry onto private property to pursue the enforcement remedies that are spelled out in it. The question was raised as to whether a warrant would not be required for any such entry which is not plainly visible from outside of the property. In addition, comments were made and considered on the wording of the Ordinance. Manager Joe Romano suggested that the Planning Commission go back to Solicitor Guy Donatelli to vet the ordinance and reply to some of the questions raised regarding investigations and enforcement under the ordinance provisions.

NEW BUSINESS

A. Chester County Outreach to Township regarding consideration of additional agriculture/friendly regulation. By its letter dated March 28, 2024, the Chester County Planning Commission has asked the Township to consider creation of such agricultural-friendly zoning provisions such as specialized agricultural district use and uses, opportunities for “agri-tainment”, potential agricultural activity zoning exemptions, and the like. A discussion among the Planning Commissioners ensued. Lisa Lacroix noted that she has interest in the development of possible use opportunities for “indoor agriculture” uses which would allow for “farming” of micrograins and hydroponic produce indoors. Lisa will further investigate this concept and report back.

B. Broadband Ready Communities Program – Manager Joe Romano distributed materials for programs being promoted by Pennsylvania’s Broadband Development Authority. A discussion ensued concerning the program’s purpose of promotion of extending cable service to underserved areas. It was noted that because Verizon Fios and Comcast already have franchises within the Township, it did not appear that the Township or its nearby neighbors would directly benefit by participation in the program at this time.

ANNOUNCEMENTS

It was announced that the next meeting of the Planning Commission would occur on Monday, May 13, 2024 at 6:00 p.m. There being no further business, upon motion by Lisa Lacroix, seconded by Bill Normoyle, the members present unanimously voted to adjourn the April 8th meeting.

Respectfully submitted,

Sean O’Neill,
Secretary