

**WEST VINCENT TOWNSHIP PLANNING COMMISSION
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
THURSDAY, MARCH 20, 2025, 7:00PM**

CALL TO ORDER by Chair Martin at 7:00pm.

ATTENDANCE

George Martin, Chair	[X]
Steve Bazil	[]
Jeff Butler	[X]
Frank Frederick	[X]
Jesse Miller	[X]
Barb Mueller	[X]
Ted Otteni	[X]

ACTION ITEMS

meeting minutes – Mr. Miller made a motion to approve the February 20, 2025 Meeting minutes, as presented. The motion was seconded by Mr. Frederick.

There was no public comment.

By unanimous vote the motion was approved.

Pothouse-Kimberton LLC Conditional Use Application – Mr. Butler commented on self-storage locker facility data and on various use considerations. There was general discussion regarding the Planning Commission's scope of review.

Jim Haigney, Representative for the Applicant, provided architectural renderings for the proposed structure. There was general discussion regarding the renderings, and the Planning Commission identified two preferred renderings.

Mr. Otteni made a motion to recommend the Board of Supervisors approve the Conditional Use Application for Pothouse-Kimberton LLC, conditioned on (1) determination of the structure façade prior to land development approval, (2) establishment of operation regulations in accordance with Township Code and as may otherwise be required by the Board of Supervisors, and (3) other conditions of approval deemed required by the Board of Supervisors. The motion was seconded by Chair Martin.

There was no public comment.

The motion was approved 5-1, with Mr. Butler voting no.

1414 Birchrun – This Application will be considered at a future Planning Commission meeting.

digital sign ordinance – There was general discussion regarding a proposed amendment to the Township Code to regulate illuminated and digital signs.

Chair Martin made a motion for the Board of Supervisors to have prepared an ordinance to regulate illuminated and digital signs, employing standards utilized in the West Grove ordinance, and including recommendations made by the Planning Commission and Environmental Advisory Council. The motion was seconded by Mr. Otteni.

There was no public comment.

By unanimous vote the motion was approved.

NEW BUSINESS

- There was general discussion regarding the Upper Uwchlan Township Comprehensive Plan Update.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:53pm.

Respectfully Submitted:

Tommy Ryan
Township Manager