

**WEST VINCENT TOWNSHIP PLANNING COMMISSION
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
THURSDAY, AUGUST 21, 2025, 7:00PM**

CALL TO ORDER at 7:00pm.

ATTENDANCE

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

ACTION ITEMS

meeting minutes – Mr. Otteni made a motion to approve the July 17, 2025 Meeting minutes, as presented. The motion was seconded by Mr. Bazil.

There was no public comment.

By unanimous vote the motion was approved.

1156 Davis Lane – Planning Module – Mr. Otteni made a motion to recommend the Board of Supervisors approve the Planning Module to install an on-lot septic system at 1156 Davis Lane. The motion was seconded by Mr. Bazil.

There was no public comment.

By unanimous vote the motion was approved.

environmental ordinances – Kirk Reinbold, West Vincent Township Clean Energy Transition Team and Sustainability Committee, provided an overview of proposed revisions to the Township Code to facilitate the installation of electric vehicle and solar infrastructure in new and existing development, and to establish free-standing solar panels as a permitted accessory use.

Nathan McIntyre, Wilson Engineering Services, commented on roof and solar panel specifications and on the benefit of ready-to-connect alternative energy features.

There was general discussion on mandating ready-to-connect features, or allowing the same to be provided on an optional basis.

George Dulchinos, West Vincent Township, commented on mandating ready-to-connect features, or allowing the same to be provided on an optional basis.

Mr. Reinbold will provide sample ordinances to Tommy Ryan, Township Manager, for review.

Toll Mid-Atlantic (CUA 2025-02) – Mr. Ryan provided an overview of an application for approval to construct a portion of a roadway in a precautionary steep slope area.

There was general discussion on vegetation in the sight line along property frontages, and on man-made steep slope recognition.

Mr. Otteni made a motion to recommend the Board of Supervisors condition any approval on the clearing of vegetation in the sight line along property frontages, compliance with all erosion and sediment control requirements, and confirmation that man-made steep slopes are not subject to the Township Code requirements in this instance. The motion was seconded by Chair Martin.

There was no public comment.

The motion was not adopted, 3-3, with Chair Martin, Mr. Otteni, and Mr. Frederick voting yes.

Chair Martin made a motion to request the Applicant permit an on-site meeting of the Planning Commission. The motion was seconded by Mr. Butler.

There was no public comment.

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

Mr. Butler made a motion to recommend the Board of Supervisors deny the application due to the Applicant failing to document the environmental impact of the proposed encroachment, and to demonstrate the roadway could not be aligned to avoid the encroachment. The motion was seconded by Chair Martin.

There was no public comment.

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

Cellco (ZHB 2025-02) – Mr. Otteni provided an overview of an application for relief to construct a cell tower at Pughtown Road.

Mr. Otteni made a motion to recommend the Board of Supervisors support the application as submitted. The motion was not seconded.

Pascal (ZHB 2025-03) – Chair Martin temporarily recused himself from this topic since he represents the applicant. Mr. Martin provided an update on amendments to be made to the application; the application seeks approval to permit outdoor seating, and relief for parking requirements, at a restaurant use at Hollow Road. The Planning Commission did not take action on the application.

Ludwig's Corner Horse Show Association (ZHB 2025-04) – The Planning Commission did not take action on the application, which seeks permission to install a digital sign on Pottstown Pike.

PUBLIC COMMENT

- There was no additional public comment at this evening's meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:07pm.

Respectfully Submitted:

Tommy Ryan
Township Manager