

**WEST VINCENT TOWNSHIP PLANNING COMMISSION
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
THURSDAY, JANUARY 26, 2026, 7:00PM**

CALL TO ORDER at 7:00pm.

ATTENDANCE

George Martin, Chair	<input checked="" type="checkbox"/>	
Steve Bazil	<input checked="" type="checkbox"/>	
Jeff Butler	<input checked="" type="checkbox"/>	
Frank Frederick	<input type="checkbox"/>	
Jesse Miller	<input checked="" type="checkbox"/>	arrived 7:09pm
Barb Mueller	<input type="checkbox"/>	
Ted Otteni	<input checked="" type="checkbox"/>	

ACTION ITEMS

meeting minutes – Chair Martin made a motion to approve the January 22, 2026 Meeting minutes. The motion was seconded by Mr. Otteni.

There was no public comment.

By unanimous vote the motion was approved.

Pulte (CUA 2026-01) – Brielle Brown, Counsel for the Applicant, provided an overview of a proposed 74-unit residential development at Pottstown Pike, Lexington Boulevard, and Birchrun Road. Ms. Brown commented on site zoning, property frontages, and proposed improvements.

Chair Martin commented the permitted density allowance, required greenway area, and building and yard setbacks.

Greg Richardson, Traffic Engineer for the Applicant, commented on the completion of Lexington Boulevard and on potential improvements to the intersection of Lexington Boulevard, Pottstown Pike, and Nantmeal Road. There was general discussion regarding crosswalks, sidewalks, and a traffic signal at this intersection.

Mr. Otteni commented on off-site features shown on the engineered plan.

Ms. Brown provided an overview of modifications sought as to unit ratios, street width, and off-street parking configuration. Ms. Brown commented on tree replacement and relocation. There was general discussion regarding proposed architectural standards.

Mike Falls, West Vincent Township, commented on a traffic signal.

Wayne Anderson, West Vincent Township, commented on the proposed density.

Bridget Anderson, West Vincent Township, commented on recreational areas.

Mr. Falls commented on roadway specifications and on the stormwater management system.

Dorothy Lynn, West Vincent Township, commented on improvements at the Birchrun Road and Lexington Boulevard intersection.

Daniel Cook, West Vincent Township, commented on vehicle speeding.

Mr. Falls commented on recreational areas.

Chair Martin made a motion to recommend the Board of Supervisors deny conditional use approval unless the Applicant complies with density, greenway, and setback requirements. The motion was seconded by Mr. Bazil.

There was no additional public comment.

The motion was approved, 4-1, with Mr. Otteni voting no.

Mr. Otteni made a motion to recommend the Board of Supervisors approve the modifications to allow front-loaded garages and proposed street widths, conditioned on the proposed streets being privately-owned and maintained. The motion was seconded by Chair Martin.

There was no additional public comment.

The motion was approved, 4-1, with Mr. Butler voting no.

Mr. Butler made a motion to recommend the Board of Supervisors deny conditional use approval for a plan that includes thirteen multi-unit buildings, due to a lack of benefit for the community. The motion was seconded by Mr. Miller.

There was no additional public comment.

The motion was approved, 4-1, with Mr. Otteni voting no.

Pet Shop Ordinance – There was general discussion regarding an ordinance to restrict the sale of cats and dogs at pet shops. This ordinance will be considered at a future meeting.

PUBLIC COMMENT

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:45pm.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT