

**WEST VINCENT TOWNSHIP PLANNING COMMISSION
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
THURSDAY, JANUARY 22, 2026, 7:00PM**

CALL TO ORDER at 7:00pm.

ATTENDANCE

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

ACTION ITEMS

Chair – Mr. Otteni made a motion to appoint George Martin as Planning Commission Chair for 2026. The motion was seconded by Mr. Frederick.

There was no public comment.

By unanimous vote the motion was approved.

Vice Chair – Chair Martin made a motion to appoint Ted Otteni as Planning Commission Vice Chair for 2026. The motion was seconded by Mr. Frederick.

There was no public comment.

By unanimous vote the motion was approved.

meeting minutes – Chair Martin made a motion to approve the December 18, 2025 Meeting minutes, as presented. The motion was seconded by Mr. Otteni.

There was no public comment.

By unanimous vote the motion was approved.

Toll Mid-Atlantic (LD 2025-02) – Gregg Adelman, Counsel for the Applicant, noted the Applicant will comply with all comments in the standing review letters issued by Technicon and Bowman. Mr. Adelman noted the Applicant will review and respond to the review letters issued by the Township’s volunteer committees.

There was discussion on plan review period. Mr. Adelman noted the Applicant is not agreeable to extending the plan review period at this time.

Mr. Adelman commented on three requested waivers, each as to incorporating certain off-site features to the plan set. Mr. Adelman commented on potential improvements to South Chester Springs Road.

Chair Martin made a motion to recommend the Board of Supervisors not grant the waivers requested, unless supplemental information to be provided by the Applicant was acceptable to the Township Engineer. The motion was seconded by Mr. Otteni. There was no public comment. By unanimous vote the motion was approved.

Mr. Adelman commented on the location of a lot, impervious surface calculations, and the protection of visual resources.

Mike Reinert, Township Engineer, commented on stormwater management, requested waivers, and landscape buffers.

Greg Richardson, Traffic Engineer for the Applicant, commented on revised traffic study status, trip generations, calculated peak-hour trip counts, and daily trip counts.

John Yurick, Township Traffic Engineer, commented on potential improvements to South Chester Springs Road. There was general discussion regarding potential improvements to South Chester Springs Road, and on development access.

Mr. Butler commented on a past proposed subdivision plan for the subject property. Mr. Adelman commented on said proposed subdivision plan.

Mr. Otteni made a motion to recommend the Board of Supervisors require improvements at South Chester Springs Road as required by Township Code, the Township Engineer, and the Township Traffic Engineer. The motion was seconded by Ms. Mueller. There was no public comment. By unanimous vote the motion was approved.

There was considerable discussion regarding the below-noted nineteen potential conditions of a recommendation to approve the Application.

1. As recommended by the West Vincent Township Historical Commission and the West Vincent Township Environmental Advisory Council, there will be no streetlights in the development.
2. As recommended by the Township Engineer, there will be a paved bicycle path parallel to Chester Springs Road connecting the two streets in the development. The bicycle path will run parallel to the pedestrian/equestrian path.
3. The Applicant will comply with the recommendations set forth in the review letter of December 3, 2025 by Ed Theurkauf on behalf of the Phoenixville Regional Planning Commission.
4. Applicant will comply with the requirements set forth in the review letter by the Township Engineer review letter dated January 8, 2026.
5. To the extent it is reasonable, applicant will consider implementing the recommendations of the West Vincent Township Historical Commission letter of January 15, 2026.
6. The applicant and their traffic engineer will work with the Township and their traffic engineers to finalize the road improvements on Chester Springs Road.

7. The Applicant will work with the West Vincent Historical Commission to reapply with the National Register of Historic Places to obtain designation of the farmhouse and barn on the historic register.
8. The Planning Commission recommends the Board of Supervisors consider expanding the current right-of-way along South Chester Springs Road to be dedicated to the Township, from a local access road to a minor collector road.
9. The Applicant will provide a small recreational facility, as recommended by the Phoenixville Regional Planning Commission and Township Engineer, in open space near Lot 47.
10. The Applicant will maintain in perpetuity the current farming area designated as the steep hayfield on Lot 50 and the cornfield designated as farming on Lot 51, and such use will be indicated on the deeds of conservancy.
11. The Planning Commission recommends preservation of the Route 401 frontage lot, the existing southern hay field, and the contiguous open space to the rear of Lot 23 under an agricultural conservation easement consistent with that used on the municipally owned Griffith property. The motion further requires continued agricultural access via existing Conestoga Road gates and approved access from the cul-de-sac or other entrance with a minimum 20-foot-wide agricultural access corridor.
12. The Applicant will provide trails as recommended by the Phoenixville Regional Planning Commission, the West Vincent Township Historical Commission, the West Vincent Township Environmental Advisory Council, and the Township Engineer. The trails will circle the entire perimeter of the property and will also utilize the old historic road connecting Conestoga Road to Saint Matthews Road. Trails will be sufficiently wide to accommodate pedestrians and equestrians and have a width of at least ten feet to provide for the maintenance of the trail. At each cul-de-sac there shall be a public access at least ten feet wide connecting the cul-de-sac to the trail. The existing Jeep Road connecting from the historical Conestoga to Saint Matthews Road that goes through the wooded open space on Lot 50 shall be maintained and connected to the perimeter trail. A connecting trail will also connect the public trail adjoining Conestoga Road along the fenceline of the farmland, which will be preserved on conservancy Lot 51.
13. For the reasons outlined in Jesse Miller's letter of January 21, 2026, and in order to respect the township's agricultural history and benefit current and future residents through continued local food production now and into the future, the Planning Commission recommends preservation of the Route 401 frontage lot, the existing southern hay field, and the contiguous open space to the rear of Lot 23 under an agricultural conservation easement consistent with that used on the municipally owned Griffith property, and further requires agricultural access as outlined in the farmland preservation letter for both lots.
14. The Applicant will, whenever possible, comply with the recommendations by the West Vincent Township Environmental Advisory Council as set forth in their letter of January 20, 2026.
15. The Applicant will plant landscaping located outside areas of disturbance in advance of construction.

16. The Applicant will provide intense screening all along the border of South Chester Springs Road, as recommended by the Phoenixville Regional Planning Commission, the West Vincent Township Historical Commission, the West Vincent Township Environmental Advisory Council, and the Township Engineer. The Applicant will install berms where appropriate. If the Applicant intends to keep Lot 1 and Lot 48, there will also be screening on those properties on which the homeowner will, by deed restriction, be required to maintain. Also, Lot 28, Lot 29, Lot 30, Lot 31, Lot 32, and Lot 33 will be available for supplemental screening, again with deed restrictions requiring the screening be maintained by the homeowners. Lot 49 Open Space will be heavily screened and bermed, in order to provide the maximum buffer to block the view of the houses from cars on South Chester Springs Road.
17. The Applicant will remove invasive plants from the open space prior to construction of any houses.
18. The Applicant will comply with the Chester County Planning Commission review letter dated January 21, 2026.
19. The Applicant will improve the frontage at the intersection of Conestoga Road and South Chester Springs Road, so to stabilize the grade and remove all vegetation that interferes with sight lines.

Victoria Green, West Vincent Township, commented on site access.

Kate Whitmore, West Vincent Township, commented on potential improvements to South Chester Springs Road, Board of Supervisors approval, and trail maintenance.

Kate Franham, Historical Commission, commented on potential improvements to South Chester Springs Road.

Mike Telochia, Counsel for a neighboring property owner, commented on an appeal of a conditional use order, and on site access.

Cindy Clark, Township Historian, commented on springhouse maintenance.

Christine Wheeler, West Vincent Township, commented on South Chester Springs Road viewshed and hedgerow, and on tree replacements.

Ken Alan, Parks and Recreation Commission, commented on trail configuration.

Chair Martin made a motion to recommend the Board of Supervisors grant preliminary plan approval to Toll Mid-Atlantic (LD 2025-02), subject to Applicant compliance with the nineteen conditions noted above. The motion was seconded by Mr. Otteni.

There was no additional public comment.

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

Mr. Butler commented on procedural concerns, and on traffic issues.

PUBLIC COMMENT

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:39pm.

Respectfully Submitted:

Tommy Ryan
Township Manager