

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

CALL TO ORDER at 7:00pm.

ATTENDANCE

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

ACTION ITEMS

meeting minutes – Mr. Bazil made a motion to approve the February 26, 2026 Meeting minutes. The motion was seconded by Mr. Frederick.

There was no public comment.

By unanimous vote the motion was approved.

Toll Mid-Atlantic LP (LD 2025-02) – The Planning Commission discussed trail network extensions, frontage improvements, improvements at the intersection of State Route 401 and South Chester Springs Road, trail specifications, and roadways widths.

Mike Tuosto, Counsel for a neighboring Property Owner, commented on site access and sewage planning.

Christine Whaley, West Vincent Township, commented on site access.

Jennifer Farnham, West Vincent Township, commented on the traffic study, traffic counts, and approval conditions for a neighboring development.

Dennis Tribert, West Vincent Township, commented on site access.

Ken Alan, Open Space Review Board, commented on open space allocations and a crosswalk.

Mr. Frederick made a motion to amend the motion approved at the January 22 Planning Commission to delete condition #7, as to making an application National Register of Historic Places, and to add as a condition of approval that the Applicant provide trail extensions (1) on Reference Map 59, the trail that runs along the SW boundary and loops back needs to be

extended to continue along the SW boundary, then turn along the SE boundary, down the slope and across the wet area, then turn to the NNW and be connected to the service road that provides access from State Route 401. A trail needs to be added along/around the conservation area/cornfield and connected to the trail that will run above the cornfield, in back of the houses, at the NW corner of the cornfield. For the most part there are existing roads used for agricultural access to the field that can be used as trails. The service road that is used to access the cornfield from State Route 401 needs to be integrated into the trail network to provide access from State Route 40; (2) on Reference Map 62, a trail needs to be established from the existing trail running NW, where it passes the drainage basin, running to the NE and then curving to the NW up to the gate on Chester Springs Road; and, (3) on Reference Map 60, to enable easier access to the trail network; at the Veronica Lane intersection either steps or a ramp need to be added so that people coming from the existing development across Chester Springs Road don't have to walk on the road to get to the trail network on the Bennett Property. The motion was seconded by Mr. Bazil.

Kate Farnham, Historical Commission, commented on an application National Register of Historic Places.

Andy Rok, West Vincent Township, commented on trail maintenance and frontage improvements.

Ms. Jennifer Farnham commented on equestrian trail use.

Sebrina Girty, West Vincent Township, commented on trip generation calculations.

There was general discussion regarding site access, road safety, roadway widths, trails, and South Chester Springs Road.

By unanimous vote the motion was approved.

Pulte (CUA 2026-01) – Tommy Ryan Township Manager, commented on update reviews for this Application.

PUBLIC COMMENT

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

NEXT MEETING

- The Planning Commission will next meet on Thursday, April 23, at 7pm, at the Township Building, if needed.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55pm.

Respectfully Submitted:

Tommy Ryan
Township Manager