

**WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING
TOWNSHIP BUILDING
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA
MONDAY, MAY 4, 2026, 7:00PM**

CALL TO ORDER by Chair Alan at 7:01pm.

ATTENDANCE

Dana Alan, Chair	[X]
Bernie Couris, Vice Chair	[X]
Sean Clark	[X]

ANNOUNCEMENTS & INFORMATIONAL ITEMS

- Prior to this evening's meeting the Board of Supervisors met in Executive Session to discuss personnel matters, in specific (1) collective bargaining agreement negotiations, and (2) employee benefits; matters of land acquisition, in specific (1) a property less than ten acres and south of Horseshoe Trail, and (2) a property greater than ten acres and north of Horseshoe Trail; and a matter of potential litigation, in specific Conditional Use Application 2026-01, Pulte Homes of Pennsylvania, LP.
- This evening's meeting was recorded for rebroadcast.

ACTION ITEMS

meeting minutes – Mr. Couris made a motion to approve the April 20, 2026 Business Meeting minutes, as presented. The motion was seconded by Mr. Clark.

There was no public comment.

By unanimous vote the motion was approved.

Public Hearing – Pulte Homes of Pennsylvania, LP (CUA 2026-01) – Dave Onorato, Township Solicitor, opened the Public Hearing at 7:03pm.

A Court Reporter transcribed the proceedings.

The Public Hearing recessed at 9:00pm. The Public Hearing reconvened at 9:04pm.

Mr. Onorato closed the Public Hearing at 9:13pm.

PUBLIC COMMENT, NON-AGENDA ITEMS

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

ANNOUNCEMENTS

- Chair Alan announced the Board of Supervisors will next meet on Monday, May 18, at 7pm, at the Township Building.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:14pm.

Respectfully Submitted:

Tommy Ryan
Township Manager