

**EAST PIKELAND PLANNING COMMISSION
MAY 11, 2015 MINUTES**

CALL TO ORDER

John Colarusso called the meeting to order at 7:00 pm. Members in attendance were John Schott, Rusty Strauss, Ed Cooley, Ron Hoinowski, Helena Van Vliet and Leo Kearcher. Township Engineer, Ed Latshaw, Township Planner, Ed Theurkauf, and Zoning Officer, Kisha Tyler, were also present.

APPROVAL OF MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE APRIL 13, 2015 MINUTES. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

COMMITTEE UPDATES

Sidewalk Subcommittee

The focus is on the Route 23/724 corridor. Incentives for property owners to add sidewalks will be discussed with the township manager. Ed Latshaw pointed out that if any portion of sidewalk is within the right-of-way, plans and permits will be required by PennDOT.

Historic Preservation Subcommittee

With several drafts of the proposed ordinance in circulation throughout the review process, it seems there may have been a breakdown in communication. The Historical Commission addressed most of the concerns raised by the Planning Commission. John Schott and John Colarusso both agreed that the new regulations are clearer and seem to make the review process rather easy. Ed Cooley still feels that the Criteria for Designation are too subjective, and that the requirements and standards outlined in the ordinance are too burdensome for many of the properties included on the Historic Resources List. Jim Garrison (HC chairman) addressed questions about material standards, building permit requirements, duties of the Zoning Officer and other language that required clarification.

MOTION MADE BY JOHN SCHOTT RECOMMENDING ADOPTION OF ARTICLE XVI HISTORIC RESOURCES PROTECTION STANDARDS. MOTION SECONDED BY JOHN COLARUSSO. VOTE 5-2, ED COOLEY AND LEO KEARCHER WERE OPPOSED. MOTION CARRIED.

Phoenixville Regional Planning Commission

The PRPC website is online and projects under review are posted.

OLD BUSINESS

Kingsway Art Gallery Land Development Plan: 2152 Kimberton Road

Dan Poppowell presented the revised plan. The location of the future sidewalk was added, as was a 2' berm with plantings as a buffer between the gallery and the neighboring residential lot. Helena Van Vliet focused on traffic calming measures and opposed curbing. Ed Latshaw explained that the curb helps control runoff and drainage, and also protect green areas from

**EAST PIKELAND PLANNING COMMISSION
MAY 11, 2015 MINUTES**

damage from vehicles or snow plows. With stormwater management being a major issue, John Schott agreed that a curb would be necessary. A few minor revisions are still required and the requested waivers need to be added to the plan.

Requested SALDO waivers:

- §301.B to combine Preliminary and Final plan submissions
- §304.C.3 to prepare an Existing Resources Site plan within information within 100' feet as opposed to the required 500' of the site.
- §304.C.4 to allow the Existing Resources Site Analysis Plan as a substitute for the Site Context Map
- Township Code Chapter 22 SWM: to reduce the required setback between a building and a stormwater facility required under §308.H.2
- Township Code Chapter 12 Impact Fees: waiver from assessment of Traffic Impact Fee

MOTION MADE BY JOHN SCHOTT SUPPORTING THE REQUESTED WAIVERS, EXCEPT RELIEF FROM THE TRAFFIC IMPACT FEE. MOTION SECONDED BY RUSTY STRAUSS. ALL IN FAVOR, MOTION CARRIED.

Longview 400 Westside Land Development: 400 Schuylkill Road

Revised plans were submitted and are under review. The applicant was not in attendance.

NEW BUSINESS

Kimberton Whole Foods Land Development: 2140 Kimberton Road

The project engineer, Adam Brower, was not present so Helena Van Vliet, architect for the applicant presented the plan. Helena recused herself as a planning commission member. The two small additions (674 sf and 90 sf) would expand the front of the building and include an outdoor seating area with sidewalks and landscaping. The landscape and lighting plan are forthcoming. There is a reduction of on-site parking, but the shared parking agreements currently in place with Kimberton Inn and C. Raymond Davis satisfy the parking requirements.

The discussion primarily focused on the LTL review letter. The building encroaches into the front yard setback which would require zoning relief. Existing outbuildings on the site aren't shown on the plan. Helena expressed her views on traffic calming measures and debated the installation of curbing. The applicant was directed to have his engineer work with the township's consultants to address the plan deficiencies. No action was taken.

Requested SALDO waivers:

- §301.B to combine Preliminary and Final plan submissions
- §304.C.2(j) relief from providing topographical information
- §304.C.3 relief from providing an Existing Resource and Site Analysis Plan
- §304.C.4 relief from providing a Site Context Map
- §301.D.4(b) relief from providing a Utilities Impact Study
- §304.D.4(c) relief from providing a Fiscal Impact Study
- §304.D.4(e) relief from providing a Historical Resource Impact Study

**EAST PIKELAND PLANNING COMMISSION
MAY 11, 2015 MINUTES**

TIME CLOCK EXTENSIONS

Condign Land Development Plan: time clock expires 06/10/15

MOTION MADE BY JOHN SCHOTT RECOMMENDING APPROVAL OF A 180-DAY TIME CLOCK EXTENSION FOR THE CONDIGN PLAN. MOTION SECONDED BY LEO KEARCHER. ALL IN FAVOR, MOTION CARRIED.

Gappa Subdivision Plan; time clock expires 06/2/15

MOTION MADE BY JOHN SCHOTT RECOMMENDING APPROVAL OF A 90-DAY TIME CLOCK EXTENSION FOR THE GAPPA PLAN. MOTION SECONDED BY LEO KEARCHER. ALL IN FAVOR, MOTION CARRIED.

CORRESPONDENCE

Vision Partnership Program Grant

East Pikeland was awarded a \$20,000.00 grant to undertake the KR zoning amendment project. A preliminary meeting is scheduled for next week to coordinate the duties of the township planner and historical commission consultant.

Charles Line: Kimberton Way

John Colarusso received a letter from Charles Line following up on the Kimberton Way presentation. John contacted Mr. Line and advised him to submit a land development application, plan and associated fees if he intends to move forward with the project.

PUBLIC COMMENT

None

ADJOURNMENT

MOTION MADE BY ED COOLEY TO ADJOURN THE MEETING, SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MEETING ADJOURNED AT 9:30 PM.