

**EAST PIKELAND PLANNING COMMISSION
MAY 12, 2014 MINUTES**

CALL TO ORDER

John Schott called the meeting to order at 7:05 pm. Members in attendance were John Colarusso, Rusty Strauss, Ed Cooley, Helena Van Vliet, Ron Hoinowski and Leo Kaercher. The Township Engineer, Planner and Zoning Officer were also present.

APPROVAL OF MINUTES

MOTION MADE BY LEO KAERCHER TO APPROVE THE APRIL 14, 2014 MINUTES.
MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

Land Development Waiver Request for 18 & 22 Prizer Road (Walt Connell)

Walt Connell provided a more detailed plan and photos of the 30' x 60' structure as requested. No earth disturbance is proposed but due to environmental concerns, the phase I and II studies for the site need to be reviewed by the EAC. A building permit and stormwater management plan will be required.

MOTION MADE BY JOHN SCHOTT RECOMMENDING APPROVAL OF A WAIVER FROM THE LAND DEVELOPMENT APPLICATION PROCESS, WITH THE FOLLOWING CONDITIONS:

1. TWO SEASON TRIAL PERIOD WITHOUT THE REQUIREMENT OF SIDEWALKS AND REQUIRED SITE FEATURES;
2. FINANCIAL SECURITY TO ENSURE REMOVAL OF THE STRUCTURE IN SEASON 3 SHOULD THE VENTURE BE UNSUCCESSFUL;
3. EAC REVIEW OF THE PHASE I & II ENVIRONMENTAL STUDIES TO DETERMINE SITE SUITABILITY

MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

Proposed Amendment for KR Zoning District (Kimberton Village)

Review letters were addressed and the document will be revised accordingly. John Schott explained that no recommendation would be made until cost projections and the township's financial responsibility are finalized. The planning commission will hold a meeting on May 29, 2014 at 8:00 am to review the final draft and financial analysis; and if acceptable, make a recommendation to the Board of Supervisors.

NEW BUSINESS

Chester County Public Transportation Plan

The draft plan provides a 25-year vision to provide an accessible public transportation network for Chester County that offers mobility, sustains the environment, and alleviates congestion within designated growth areas. A public information meeting is scheduled for May 14, 2014 at

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6:00 pm at the Chester County Library in Exton. The plan is available for review at the township office or online: <http://ww.landscapes2.org/publications/transportation/pubtransplan.cfm>

TIME CLOCK EXTENSIONS

Gappa 3-Lot Subdivision: Expires 06/07/2014

MOTION MADE BY JOHN SCHOTT RECOMMENDING ONE EXTENSION FOR THE GAPPA SUBDIVISION. MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR, MOTION CARRIED.

Condign Land Development: Expires 06/15/2014

MOTION MADE BY JOHN SCHOTT RECOMMENDING AN EXTENSION FOR THE CONDIGN LAND DEVELOPMENT. MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR, MOTION CARRIED.

CORRESPONDENCE

Spring City Borough Proposed Zoning Amendment for Mixed Use Residential Community Overlay and Concept Plan by Longview Development Group

The 40-acre site along Hunsberger Road and Wall Street borders East Pikeland Township. The proposed overlay zoning would consolidate the four zoning districts that encumber the property. The area immediately bordering the township proposes single-family which is a by-right use; the remainder of the site would be two-family dwellings and townhomes. There is no formal plan, just a proposed layout that correlates with the ordinance.

Road improvements and stormwater management are elements that would greatly impact East Pikeland. A letter will be sent to Spring City Borough requesting EPT be given the opportunity to review the preliminary plan when submitted.

PUBLIC COMMENT

Phoenixville Crossing

Bill Anderson announced they are working with a developer on an alternate plan for the site: an elder care facility and possible daycare. The site would utilize the same access on Hares Hill Road as the approved townhome plan; the commercial component and the pedestrian access along Route 724 would still be incorporated. The planning commission had no issues with the concept. A formal plan would be required.

ADJOURNMENT

MOTION MADE BY LEO KAERCHER TO ADJOURN THE MEETING. MOTION SECONDED BY RUSTY STRAUSS. ALL IN FAVOR, MEETING ADJOURNED 9:00 PM.