

**EAST PIKELAND PLANNING COMMISSION
SEPTEMBER 14, 2015 MINUTES**

CALL TO ORDER

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

John Colarusso thanked the members of the planning commission for their diligence in the review and approval of the Longview plan.

APPROVAL OF MINUTES

MOTION MADE BY LEO KEARCHER TO APPROVE THE AUGUST 10, 2015 MINUTES. MOTION SECONDED BY JOHN SCHOTT. ALL IN FAVOR; MOTION CARRIED.

OLD BUSINESS

Conservation Development Incentive

As a follow up from the discussion at the August meeting, Ed Theurkauf provided an analysis of development incentives in the MU district. His August 21, 2015 memo outlined hypothetical scenarios of development under the base zoning, redevelopment incentive and the conservation incentive.

Essentially, the revitalization incentive provides a 25% density bonus over base zoning for a one story commercial building, but no density bonus over base zoning for a two story commercial building. It also permits mixed use development with apartments; the viability of the revitalization incentive has been demonstrated by the 400 Westside development.

The Conservation Development Incentive (CDI) provides a 42% density bonus over base zoning for a one story commercial building, and a 3% density bonus over base zoning for a two story commercial building. For revitalization properties, the CDI would provide a 14% density bonus over Revitalization for a one story commercial building, and a 15% bonus for multi-story buildings. The CDI makes no distinction between residential and commercial use in terms of the GFA limit, but since apartments in Revitalization projects are permitted at a higher GFA based on unit density, there is no residential bonus. Thus, when combined with residential use on revitalization properties, there would be no increase in apartment yield, but a 15% increase in yield on the commercial component.

Recommendation: The residential density allowance on revitalization properties is already high, and increasing it further as part of a conservation incentive could negatively impact the LERTA designation in the MU district, as well as the aesthetic and quality of life aspects the Township seeks to promote in the revitalization corridor. However, the commercial bonus under the CDI could be increased to 15,000 SF per acre GFA to increase the bonus for multi-story commercial and for increased commercial use in conjunction with a residential component on Revitalization

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projects. This in turn would generate additional revenue for conservation and open space initiatives.

The CDI fee is \$30,000 for each 1,000 square feet of commercial or office floor area to be developed. Jon Galy suggested that the fee is high and clarification on the base zoning vs. revitalization is necessary. Ed Theurkauf said a licensed real estate appraiser would be the appropriate person to analyze the fee.

The planning commission agreed that a more in depth review is needed before any consideration could be made regarding the incentive(s) and/or the fee.

MOTION MADE BY JOHN SCHOTT TO TABLE THE MATTER UNTIL THE PLANNING COMMISSION COMPLETES THEIR KR DISTRICT ZONING PROJECT. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

NEW BUSINESS

None

TIME CLOCK EXTENSIONS

None

CORRESPONDENCE AND COMMITTEE REPORTS

Spring City Borough Land Development Review for 799 Spring City Road

SCB provided land development plans for a fuel (propane) storage facility within their Industrial district, where it borders East Pikeland Township. The site layout and environmental regulations were discussed. There was no opposition, and Kisha was directed to send a letter thanking the Borough for providing the plan, and future plans that may impact EPT.

Sidewalk Subcommittee

No update

Phoenixville Regional Planning Commission

Rusty reported that PRPC is addressing questions raised by Phoenixville Borough regarding the Implementation Agreement. They are also planning to review trail plans from each of the municipalities with the hopes of creating a regional trail plan.

PUBLIC COMMENT

Jonathan Gayl and Dennis Ray showed a concept plan of a mixed use development of apartments, live/work units and commercial buildings along the 724 corridor. Mr. Gayl indicated that parking and building height are an issue, and a handful of other items that would require zoning relief or a zoning amendment to achieve their site design. John Schott emphatically stated that after a year of developing revisions to the MU ordinance, he would not support any changes.

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John Colarusso concurred, recalling the debate about building height. Mr. Gayl was asked to provide a by-right concept plan for the site.

ADJOURNMENT

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING, SECONDED BY ED COOLEY. ALL IN FAVOR; MEETING ADJOURNED AT 7:50 PM.

Immediately following the meeting, the planning commission began their work session on the KR Zoning review.