

**EAST PIKELAND PLANNING COMMISSION
AUGUST 8, 2016 MINUTES**

CALL TO ORDER

John Colarusso called the meeting to order at 7:00 p.m. Members in attendance were John Colarusso, John Schott, Ed Cooley, Ron Hoinowski, Leo Kaercher, Rusty Strauss and Helena Van Vliet. Township Engineer Ed Latshaw was also present.

APPROVAL OF MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE JULY 11, 2016 MINUTES. MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

Altair Eco Village Sketch Plan

Before the discussion began, John Schott mentioned that appropriate fees would have to be paid to the Township before formal review of any plan by the Township's consultants could begin. It was confirmed that these fees would be paid in the very near future.

Adam Suplee presented a two-page list of recommended site performance standards to be met by any Eco Village in the Kimberton Residential district. It is proposed that this language be incorporated into the new Zoning Ordinance, and Adam agreed to provide a much shorter list summarizing these standards, as well as proposed revisions to Article XV (Kimberton Residential) of the Zoning Ordinance.

The Planning Commission continued to be receptive to the general concept, but several important issues will have to be addressed. Helena Van Vliet mentioned that the proposed main parking lot and croquet court are located in an area of existing vegetation, and suggested that they be moved to avoid disturbing that vegetation. She also recommended replacing the single large parking lot with several smaller lots spaced more evenly across the property. John Schott pointed out that the proposed fire and emergency access from Sunset Lane may be an issue, and it is not clear whether the Altair group has legal access to Sunset Lane. He also noted that the main entrance to the development is very close to an existing house on Kimberton Road, and suggested that it be moved. Helena felt that access to Prizer Road instead would be much preferable. John Colarusso mentioned that the property sits very close to several residential lots, and suggested that the developer pay very close attention to buffering their project from current residents. John Schott noted that water and waste treatment systems are important considerations on this property, and would be carefully reviewed by the Township's consultants. Ron Hoinowski and Helena Van Vliet both thought that the proposed 5.6 dwelling units per acre for this project is very high and should be reduced. John Schott asked whether the proposed dwelling units would be manufactured homes. Manufactured homes may be considered.

Several members of the public in attendance repeated their earlier opinion that the proposed density for this project is too high. They also noted that this project is not strictly an Eco Village in the normal sense of the word, which usually refers to much less dense developments on much

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larger tracts. Residents of Sunset Lane expressed concern about existing wet areas and stormwater problems along their road.

A site visit to the property is scheduled for August 21 at 4:00 p.m. The public is invited.

Multi-Family Residential Concept Plan for 635 Schuylkill Road (Harpoon Louie's)

Architect Ronald Knabb presented a revised concept plan for this property, which incorporates the 35% commercial component required by the Township's Zoning Ordinance. Helena Van Vliet asked the developer to provide drawings with topographic contours, and noted that there are many wooded areas in the proposed residential section of the project. Ed Latshaw pointed out that the project would probably not comply with the Township's natural resource protection standards, and suggested that the developer study this particular issue soon.

NEW BUSINESS

SEPTA 2018 Service Plan Recommendations

The Township received a Request for New Submissions for the 2018 Annual Service Plan, and asked for comments related to route changes or additions. Members of the Planning Commission felt that they didn't have enough information to make any recommendations, so no action was taken.

TIME CLOCK EXTENSIONS

None

PUBLIC COMMENT

Mark Vallino from Village Optical in Eland Village noted that there are plans to demolish the buildings in this development and build something completely different. As a result, his practice and other businesses there will be forced to close or move elsewhere. He asked about the status of the property at 708 Pothouse Road, and was told that there is an approved development plan for that property, but no activity has been seen there in quite a while. He will continue to look for other options.

ADJOURNMENT

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MEETING ADJOURNED.