

**EAST PIKELAND PLANNING COMMISSION
JANUARY 13, 2020 MINUTES**

CALL TO ORDER

John Colarusso called the meeting to order at 7:00 pm. Members in attendance were John Schott, Helena Van Vliet, Ron Hoinowski, Ezra Brett and Kersten Appler. The zoning officer was also present.

REORGANIZATION

JOHN SCHOTT NOMINATED JOHN COLARUSSO FOR CHAIRPERSON; IT WAS SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

JOHN COLARUSSO NOMINATED JOHN SCHOTT FOR VICE CHAIRMAN; IT WAS SECONDED BY KERSTEN APPLER. ALL IN FAVOR, MOTION CARRIED.

JOHN COLARUSSO NOMINATED RON HOINOWSKI FOR THE PRPC REPRESENTATIVE; IT WAS SECONDED BY JOHN SCHOTT. ALL IN FAVOR, MOTION CARRIED.

JOHN COLARUSSO NOMINATING KERSTEN APPLER FOR THE FNCCC REPRESENTATIVE; IT WAS SECONDED BY HELENA VAN VLIET. ALL IN FAVOR, MOTION CARRIED.

APPROVAL OF THE DECEMBER 9, 2019 MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE DECEMBER 9, 2019 MEETING MINUTES; MOTION SECONDED BY KERSTEN APPLER. ALL IN FAVOR, MOTION CARRIED.

NEW BUSINESS

Proposal for Warehouse Use at 20 Bonnie Brae Road

Steve Parris asked the planning commission to consider a zoning change of the Bonnie Brae property from R-2 to MU for use as warehouse space for a home furnishing fulfillment center. The single family dwelling, mobile homes, pole barn and other buildings on the site total approximately 15,000 square feet. The auction house and moving company are legal nonconforming uses; the zoning ordinance provides for a 25% expansion of a nonconforming use by special exception. He is proposing two warehouse buildings totaling 80,000 square feet.

John Colarusso explained that the commission has to consider all aspects of the use: the impact on the neighboring residential uses in both East Pikeland and East Vincent; the impact on the neighboring church and preschool, visual impact, and the overall impact of a warehouse use. John Schott added that allowing the use opens it up to future businesses like a tire warehouse or other distribution center with a greater impact than a furniture warehouse. The commission agreed that the proposal is inconceivable, and they would not support a zoning change. John Colarusso suggested he consider a different site that would allow for and accommodate his warehouse needs.

**EAST PIKELAND PLANNING COMMISSION
JANUARY 13, 2020 MINUTES**

Proposal for Townhomes by Toll Brothers

Andrew Semon from Toll Brothers presented a concept plan for 182 townhomes on 48 acres of combined land between Route 724 and Snyder Avenue (Wagner, Labresco, and Gatcha tracts). The Labresco tract is bifurcated by the MU and R-1 (split-zoned), and the entire Wagner tract behind total rental is zoned R-1. The commission was asked to consider a zoning map change to include those parcels in the MU district. No commercial component is shown on their plan. Andrew explained that Toll Brothers is a residential developer with no commercial partnerships, but they could make the accommodation of a pad site for future commercial use on a master plan. Road improvements, traffic impact, and the sewer infrastructure that everyone agreed is essential for future redevelopment of the corridor, were discussed to some extent. Attorney Lou Colagreco asserted that the benefit of a developer of this caliber willing and able to provide the infrastructure improvements is crucial for redevelopment along the corridor. The commission agreed with him, however, they also agreed that the commercial component must be the catalyst of a mixed-use development with townhomes.

John Schott reminded the commission that a zoning change would also affect the LERTA map; and with the uncertainty of LERTA program by the school district, no changes should be considered at this time. The developer was encouraged to work on the commercial component and to also consider acquiring additional tracts fronting along the corridor.

OLD BUSINESS

Low Impact and Sustainable Development

The priorities identified in the township engineer's January 3, 2020 letter were discussed.

MOTION MADE BY JOHN SCHOTT RECOMMENDING THE FOLLOWING REASSIGNMENT OF THE PRIORITIES: #1 KIMBERTON AREA SUSTAINABILITY AND LOW IMPACT DEVELOPMENT; #2 PARKING LOT SUSTAINABILITY; #3 COMMERCIAL ZONING AND RESIDENTIAL INCORPORATION ALONG ROUTE 724; ALTERNATIVE ENERGY PROVISIONS REMOVED AND DEFERRED TO THE SOLICITOR AND PLANNER. MOTION SEONDED BY KERSTEN APPLER. ALL IN FAVOR, MOTION CARRIED.

PUBLIC COMMENT

Kisha Tyler announced that settlement for the purchase of the former Phoenixville Crossing by the Phoenixville Area School District took place in December.

ADJOURNMENT

MOTION MADE BY JOHN COLARUSSO TO ADJOURN THE MEETING; MOTION SEONDED BY KERSTEN APPLER. ALL IN FAVOR. THE MEETING WAS ADJOURNED AT 8:20 PM.