

**EAST PIKELAND PLANNING COMMISSION**  
**MARCH 12, 2018 MINUTES**

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**CALL TO ORDER**

John Colarusso called the meeting to order at 7:00 pm. Members in attendance were John Schott, Rusty Strauss, Helene Van Vliet, Ed Cooley and Ron Hoinowski. The zoning officer was also present.

**APPROVAL OF THE FEBRUARY 12, 2018 MEETING MINUTES**

MOTION MADE BY JOHN SCHOTT TO APPROVE THE MARCH 12, 2018 MINUTES. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

Kimberton Village Traffic Calming

Helena provided handouts and explained her preference of a speed cushion, which seems to be more effective than a speed table. Kisha advised that that the Board of Supervisors will be engaging the traffic engineer to prepare a traffic calming study for the entire township. The commission agreed that an immediate solution in Kimberton Village is necessary, and Kimberton Road between Prizer Road and Hares Hill Road is an ideal test location for a speed cushion. The information is to be reviewed by the township engineer for a recommendation at the April meeting. Resident Tom Schmidt asked that the entire length of Kimberton Road be considered.

Sidewalks

John Colarusso said he is anxious to see progress on sidewalks along the corridor, especially access to bus stops. Rusty mentioned that this item was an intended topic for the Board of Supervisors at their March meeting but was tabled; and that TPD will be preparing a project plan with cost estimates. John Schott has a Septa contact through the Economic Development task force that may be able to assist with bus stop concerns.

Permitted Uses in the Mixed Use Zoning District

The panel agreed that allowing housing type flexibility (not just apartments) for a mixed-use development in the MU zoning district would widen the market for redevelopment along the corridor. John Schott suggested they review all uses in the MU and the C district to make sure we are not restricting the potential of revitalization with smart development in those areas. Charlie Line requested they also included the TU district. John Colarusso asked the members to review the uses in the MU, C and TU districts for further discussion at the April meeting. The assistance of the township planner is requested.

Sustainability Ordinance

John Schott suggested this topic be tabled by the planning commission until the Environmental Advisory Council completes its goals and objectives to implement a plan.

**NEW BUSINESS**

None

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**TIME CLOCK EXTENSIONS**

Miller Pond Subdivision (expires April 7, 2018)

MOTION MADE BY JOHN SCHOTT RECOMMENDING A 90-DAY EXTENSION OF THE REVIEW TIME CLOCK FOR THE MILLER POND SUBDIVISION. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

**CORRESPONDENCE, REPORTS AND DISCUSSION TOPICS**

Landscapes 3 Draft Comprehensive Plan and Land Use Map Update

The draft updates to the Chester County Comprehensive Plan, known as Landscapes 3 is available for review on the county's website. Open forums for municipalities and the public are ongoing. A comparison of the Landscapes 2 land use map and projected growth areas on the Landscapes 3 map prompted recommending the entire Route 724 corridor be designated as a "suburban center", and the Kimberton Village historic district be designated a "rural center". The PRPC consistency review letter from Ed Theurkauf recommends the northern part of the township be changed from "rural" to "suburban" because of the new housing development by Toll Brothers (Kimberton Glen).

MOTION MADE BY JOHN SCHOTT RECOMMENDING THE FOLLOWING REVISIONS TO THE LANDSCAPES 3 DRAFT LAND USE MAP:

1. EXPAND "SUBURBAN CENTER" TO INCLUDE THE ENTIRE ROUTE 724 CORRIDOR;
2. DESIGNATE KIMBERTON VILLAGE HISTORIC DISTRICT AS A "RURAL CENTER"; AND
3. CHANGE THE SECTION OF THE NORTHERN AREA EAST OF SNYDER AVENUE AND SOUTH OF SPRING CITY ROAD FROM "RURAL" TO "SUBURBAN" BECAUSE OF NEW RESIDENTIAL DEVELOPMENT.

MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

Regional Comprehensive Plan Draft Amendments

Rusty will provide completed chapters for review at the April and subsequent meetings. The public can access the drafts via the Phoenixville.org website.

**PUBLIC COMMENT**

Joel Bartlett announced that the Phoenixville Green Team, a community volunteer group, would like to be involved in the sustainability reviews. John Schott suggested he also attend the EAC meetings.

**ADJOURNMENT**

MOTION MADE BY RUSTY STRAUSS TO ADJOURN THE MEETING. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, THE MEETING WAS ADJOURNED AT 8:30 PM.