

**EAST PIKELAND PLANNING COMMISSION  
MAY 8, 2017 MINUTES**

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**CALL TO ORDER**

Chairman John Colarusso called the meeting to order at 7:00 pm. Members in attendance were John Schott, Rusty Strauss, Helena Van Vliet, Ed Cooley, Ron Hoinowski and Leo Kearcher. The township engineer, planner and zoning officer were also present.

**APPROVAL OF MINUTES**

MOTION MADE BY JOHN SCHOTT TO APPROVE THE MARCH 13, 2017 MINUTES. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

***Proposed Zoning Amendment to the Kimberton Retail District***

The review letters from the Chester County Planning Commission and the Phoenixville Regional Planning Commission were discussed. Based on their comments, it was agreed that certain uses within the proposed KT district would compete with those within the KV district. A map change excluding properties within the boundaries of Hares Hill Road, Coldstream Road and Route 113 from being rezoned from TU to KT was also considered. Ed Cooley voiced the need to preserve the industrial zone and its uses in this particular area of the township. Other the aforementioned concerns, the ordinance is deemed consistent with Landscapes2 and the Phoenixville Regional Comprehensive Plan, and both reviewing agencies recommend adoption.

MOTION MADE BY JOHN SCHOTT RECOMMENDING A MAP CHANGE FOR PARCELS WITHIN THE BOUNDARY OF HARES HILL ROAD, ROUTE 113 AND COLDSTREAM ROAD TO REMAIN TU TRANSITIONAL USE AS CURRENTLY ZONED. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

MOTION MADE BY JOHN SCHOTT TO REMOVE THE FOLLOWING USES FROM THE PROPOSED KT KIMBERTON TRANSITIONAL USE ZONING DISTRICT: INDOOR OR OUTDOOR PERFORMING ARTS CENTER, BED AND BREAKFAST OR SIMILAR LODGING, INDOOR OR OUTDOOR ARTISAN MARKET OR FARMERS/GROWERS MARKET, AND COTTAGE INDUSTRY. MOTION SECONDED BY LEO KEARCHER. ALL IN FAVOR, MOTION CARRIED.

MOTION MADE BY JOHN SCHOTT RECOMMENDING THE ZONING ORDINANCE AMENDMENT, AS REVISED, BE CONSIDERED FOR ADOPTION BY THE BOARD OF SUPERVISORS. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

***Proposed Subdivision and Land Development Ordinance Amendment***

The proposed amendment would add the definition of Sharrow: pavement marking that indicates shared use of a roadway by bicycle and motor vehicles.

MOTION MADE BY JOHNS SCHOTT RECOMMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT BE CONSIDERED FOR ADOPTION

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BY THE BOARD OF SUPERVISORS. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

**NEW BUSINESS**

None

**CORRESPONDENCE**

***KVBA Letter to the Board of Supervisors***

The May 2, 2017 letter to the Board of Supervisors expresses KVBA's dissatisfaction with the general density allowances and the use of the term "Tract Area" as the proposed density parameter for the proposed Kimberton zoning amendment. John Schott expressed his displeasure that a representative for KVBA told the Board of Supervisors that the planning commission was not willing to listen to their concerns; he said it was untrue and misleading. Doug Fitzsimons apologized on behalf of the organization, acknowledging that the PC did in fact listen, but KVBA was hoping for a different result. John Colarusso reminded him that every comment received, including those of the residents were taken into consideration. Jonathan Gayl argued that it constrains the potential for viable development. The planning commission disagreed and asked the township consultants for their opinion. Both the township engineer and township planner agreed that the use of "Tract Area" in the proposed ordinance is satisfactory. No change was recommended.

***Regional Planning Announcements***

The public was invited to attend the following workshops:

- 05/10/17 Route 724 Corridor Regional Initiative
- 05/25/17 Phoenixville Multimodal Transportation Workshop
- 06/22/17 Phoenixville Regional Planning Commission Community Planning Workshop

**PUBLIC COMMENT**

Inquiries about the Altair project were deferred.

**ADJOURNMENT**

MOTION MADE BY JOHN COLARUSSO TO ADJOURN THE MEETING. MOTION SECONDED BY RUSTY STRAUSS. THE MEETING WAS ADJOURNED AT 7:55 PM.