

**EAST PIKELAND PLANNING COMMISSION
JUNE 8, 2015 MINUTES**

CALL TO ORDER

John Colarusso called the meeting to order at 7:00 pm. Members in attendance were John Schott, Rusty Strauss, Ed Cooley, Ron Hoinowski, Helena Van Vliet and Leo Kearcher. The Township Engineer, Planner and Zoning Officer were also present.

APPROVAL OF MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE MAY 11, 2015 MINUTES. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

COMMITTEE UPDATES

Historic Preservation Subcommittee

The ordinance amendment was adopted at the June 2, 2015 Board of Supervisors meeting.

Sidewalk Subcommittee

Meeting with the township manager is being rescheduled. No update to report.

KR Zoning Amendment Project Schedule

The project implementation meeting is scheduled for 08/10/15. The first community workshop will be in October.

OLD BUSINESS

Kingsway Art Gallery Land Development Plan: 2152 Kimberton Road

A few minor open items from both the consultant's review letters need to be addressed. The short EIA form was submitted and is awaiting review by the EAC. The waivers were addressed at the 05/05/15 meeting with a recommendation to support all but relief from the traffic impact fee. Ed Latshaw explained that outside agency approvals and legal documents are issues that follow the approval process. The planning commission wants to see a clean plan before making their recommendation. No action was taken.

Kimberton Whole Foods Land Development: 2140 Kimberton Road

A new site plan showing all structures was provided. Setbacks are in compliance; parking requirements can be met onsite; curbing will be consistent with the neighboring art gallery project. A formal agreement for shared parking will still be facilitated for any overflow parking. A waiver letter, short EIA form and revised plan addressing the minor issues that remain open will be submitted. No action was taken.

Longview 400 Westside Land Development: 400 Schuylkill Road

Adam Brower addressed the 05/29/15 review letter from LTL and will make the necessary revisions. Brian DiBiase (McMahon Associates) addressed the Route 23 improvements and PennDOT review. Alignment, turn lanes and signal plans were acceptable, however, the bus pull off is being shifting to provide adequate acceleration time. The design and materials for the

**EAST PIKELAND PLANNING COMMISSION
JUNE 8, 2015 MINUTES**

crosswalks need to be determined, and PennDOT is requiring that the maintenance be the responsibility of the developer or the township. John Carullo was retained by the township to review the traffic plan and study. With regard to Rapps Dam Road, Adam explained that exploratory measures are required to determine the road's condition and whether restoration or full reconstruction is necessary. He will meet with the engineer for the Gappa project. A rendering of landscape details and amenities for the green space centerpiece (plantings, benches, fountain, etc.) was requested. No action was taken.

NEW BUSINESS

Appointment of a Municipal Traffic Engineer

Traffic Planning and Design, Inc. was appointed by the Board of Supervisors on 06/02/15 to replace McMahon Associates, Inc.

TIME CLOCK EXTENSIONS

Longview 400 Westside Land Development Plan: time clock expires 07/12/15

MOTION MADE BY JOHN SCHOTT RECOMMENDING APPROVAL OF A 90-DAY TIME CLOCK EXTENSION FOR THE LONGVIEW PROJECT. MOTION SECONDED BY LEO KEARCHER. ALL IN FAVOR, MOTION CARRIED.

Kingsway Art Gallery Land Development Plan; time clock expires 07/12/15

MOTION MADE BY JOHN SCHOTT RECOMMENDING APPROVAL OF A 90-DAY TIME CLOCK EXTENSION FOR THE GAPPA PLAN. MOTION SECONDED BY LEO KEARCHER. ALL IN FAVOR, MOTION CARRIED.

CORRESPONDENCE

None

PUBLIC COMMENT

Jon Gayl suggested the Conservation Development Incentive of \$30,000 for each 1,000 square feet of commercial or office floor area be re-evaluated based on the current market. The planning commission agreed and suggested he bring it to the attention of the Board of Supervisors.

ADJOURNMENT

In an effort to move projects forward with approval recommendations for the July 7, 2015 Board of Supervisors meeting, the planning commission will hold another public meeting on July 6, 2015. Applicants will be advised that revised plans must be received by the township's consultants by June 22 to be considered for a recommendation at that meeting. The meeting will be advertised.

MOTION MADE BY JOHN COLARUSSO TO ADJOURN THE MEETING, SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MEETING ADJOURNED AT 9:20 PM.