

**EAST PIKELAND PLANNING COMMISSION
JUNE 11, 2018 MINUTES**

CALL TO ORDER

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 planner and the zoning officer were also present.

APPROVAL OF THE MAY 14, 2018 MEETING MINUTES

MOTION MADE BY ED COOLEY TO APPROVE THE MAY 14, 2018 MINUTES. MOTION SECONDED BY JOHN SCHOTT. ALL IN FAVOR, MOTION CARRIED.

NEW BUSINESS

None

OLD BUSINESS

Miller Pond Subdivision Plan

Dan Poppowell reported that the Board of Supervisors declined the open space offer but would like the additional right-of-way, and that the applicant is requesting a waiver from the sidewalk requirements. John Schott recalled the township declining an offer of the entire property as open space several years ago because of maintenance costs, feasibility and other key factors. John Colarusso read the township solicitor's opinion that the proposal is in fact a subdivision and is therefore subject to the sidewalk provisions, which is consistent with the township engineers initial review comment regarding the same. He also noted that Sidewalk is required on a collector road, and he also pointed out that Kimberton is the #2 target area for sidewalk improvements.

MOTION MADE BY JOHN COLARUSSO RECOMMENDING PRELIMINARY AND FINAL APPROVAL OF THE MILLER POND SUBDIVISION WITH THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH THE LTL CONSULTANTS REVIEW LETTER DATED MAY 11, 2018
2. OPEN SPACE MUST BE DEED RESTRICTED FROM FURTHER SUBDIVISION
3. SIDEWALK ALONG THE KIMBERTON ROAD IN ACCORDANCE WITH SALDO SECTION 417
4. DEDICATION OF RESIDUAL LOT 6 TO THE TOWNSHIP AS ADDITIONAL RIGHT-OF-WAY
5. WAIVER RECOMMENDATION TO DEFER PLAN DETAILS AND CALCULATIONS UNTIL BUILDING PERMIT APPLICATION SUBMISSION FOR THE BUILDABLE LOTS. REFERENCE CHAPTER 22 AND SALDO SECTIONS 305.C.2.b(1) AND 305.C.2.b(2).

MOTION SECONDED BY JOHN SCHOTT. ALL IN FAVOR, MOTION CARRIED.

Kimberton Dental Associates Land Development Waiver Request for 368 Schuylkill Road

Dr. Nhat-Khai Do presented a plan to add a 490 square foot addition to align with the forward portion of the building. No parking spaces will be affected and it won't impact vehicular or pedestrian circulation. The drive-thru canopy will remain. She was unable to address Helena's questions about the roof line and façade because there was no elevation plan. Dr. Do said she

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JUNE 11, 2018 MINUTES**

would have the plan by week's end and will email it to Kisha for distribution to the planning commission. There was no objection to the waiver request.

MOTION MADE BY JOHN COLARUSSO RECOMMENDING A WAIVER FROM THE LAND DEVELOPMENT PROCESS FOR A 490 SQUARE FOOT ADDITION AT 368 SCHUYLKILL ROAD, CONDITIONED UPON PLANNING COMMISSION REVIEW OF THE ELEVATION PLAN VIA EMAIL PRIOR TO PRESENTATION TO THE BOARD OF SUPERVISORS. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

Zoning Uses in the Commercial and Mixed Use Zoning Districts

Revised draft amendment includes changes to day care center requirements to be consistent with PA DHS; adding assisted living/personal care facility in the C district; adding contractor's establishment use in the MU district; and provides alternative multi-family housing types for mixed-use development in MU. The flexibility of housing types yields equal or less impact as the apartment use. Jonathan Gayl offered his opinion that the size guidelines are unconventional for marketability. The planning commission disagreed, noting that the unit types would target the affordable housing need. LERTA incentives would also apply to the residential component of a mixed-use development, making the district attractive to developers.

The members agreed that the amendment is consistent with the initial goal to encourage revitalization and redevelopment along the MU corridor, making it attractive to developers, but limiting the impact on the schools. They are pleased with the finished product and would like to move forward with the proposed amendment. Ed Theurkauf will prepare a final draft and begin the adoption process.

MOTION MADE BY JOHN SCHOTT RECOMMENDING THE ZONING ORDINANCE AMENDMENTS FOR THE C-COMMERCIAL AND MU-MIXED USE ZONING DISTRICTS. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

Regional Comprehensive Plan Draft Amendments

Chapter 3 Land Use Plan discussion:

- Create additional green areas on the Future Land Use Plan: add Cromby and Krauss properties and change Black Rock Sanctuary to green areas.
- Create a green belt between Stoney Run and the Schuylkill River and running along the Schuylkill River.
- Consider showing conservation/greenway/ trail corridors on Future Land Use Plan
- Would also like to see municipal outreach to expand the Regional Planning group to advance "big picture" planning - they suggested East Vincent and Spring City.

Ed Theurkauf will relay the comments to the PRPC for discussion at their next meeting.

**EAST PIKELAND PLANNING COMMISSION
JUNE 11, 2018 MINUTES**

TIME CLOCK EXTENSIONS

None

CORRESPONDENCE, REPORTS AND DISCUSSION TOPICS

Sidewalks

No update at this time. Ron will follow-up with the township manager

Rapps Dam Bridge

John Colarusso suggested the township and PennDOT reconsider replacing the covered bridge with a standard bridge; relocate the covered bridge and make it a trail crossing. Jonathan Gayl reminded everyone that it is a historic resource listed on the National Register and any changes would destroy its historical context.

PUBLIC COMMENT

None

ADJOURNMENT

MOTION MADE BY LEO KEARCHER TO ADJOURN THE MEETING. MOTION SECONDED BY RUSTY STRAUSS. ALL IN FAVOR, THE MEETING WAS ADJOURNED AT 8:45 PM.