

**EAST PIKELAND PLANNING COMMISSION
JULY 6, 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 and Leo Kearcher. The Township Engineer and Zoning Officer were also present.

OLD BUSINESS

Kingsway Art Gallery Land Development Plan: 2152 Kimberton Road

The plan was revised to address previous review letters, commission comments and a neighboring resident's concerns. A few minor plan corrections will be made to comply with the 07/02/15 LTL letter and the 06/29/15 Theurkauf Planning & Design letter. Two trees at the end of the driveway will remain, but may have to be trimmed from the bottom if there is a sight distance issue. Sidewalk and crosswalk installation will be coordinated with Kimberton Whole Foods project.

Requested waivers from the SALDO:

- §301.B to combine Preliminary and Final plan submissions
- §304.C.3 to prepare an Existing Resources Site plan showing content within 100' feet as opposed to the required 500' of the site
- §304.C.4 to allow the Existing Resources Site Analysis Plan as a substitute for the Site Context Map

Requested waivers from the Township Code of Ordinances

- Chapter 22 Stormwater Management to reduce the required setback between a building and a stormwater facility required under §308.H.2
- Chapter 12 Impact Fees to waive assessment of the \$10,341.00 Traffic Impact Fee

A RECOMMENDATION SUPPORTING ALL WAIVERS, **EXCEPT** THE TRAFFIC IMPACT FEE WAS MADE BY THE PLANNING COMMISSION AT THEIR MAY 11, 2015 MEETING.

MOTION MADE BY JOHN SCHOTT RECOMMENDING PRELIMINARY AND FINAL APPROVAL FOR THE KINGSWAY LAND DEVELOPMENT PLAN, SUBJECT TO COMPLIANCE WITH LTL CONSULTANTS REVIEW LETTER DATED JULY 2, 2015 AND THE THEURKAUF DESIGN & PLANNING REVIEW LETTER DATED JUNE 29, 2015; OUTSIDE AGENCY APPROVALS; AND COORDINATION OF SIDEWALK AND CROSSWALK INSTALLATION WITH KIMBERTON WHOLE FOODS

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

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Longview 400 Westside Land Development: 400 Schuylkill Road

Coring of Rapps Dam Road provided positive results, which will eliminate the need for full road reconstruction (geo-tech report is forthcoming). A relocation plan for utilities was prepared to eliminate conflicts with the existing water pipe and other obstacles such as the historic barn that sits up close to the road. A meeting with the developer, township staff and representatives for the Gappa subdivision was held to discuss coordination of infrastructure installation, restoration and overlay of Rapps Dam Road. Longview will bid the entire scope of work; Gappa will be financially responsible for their portion (post escrow). The developer will be making a formal request to the township for use of Act 209 monies toward intersection improvements. Decorative crosswalks are proposed on Rapps Dam Road, and painted crosswalks on Schuylkill and Mowere Roads. The planning commission wants the same application used for the crosswalks on Schuylkill Road (developer install-township maintained), as it would set the standard for future crosswalks along the corridor.

Fei advised the commission that the project is already way over budget and they are looking for areas to offset cost, not increase them. The developer proposed eliminating curbing on internal parking islands and the internal sidewalks. Alternatives were discussed, but the commission felt that curbing was needed. Modification of the stormwater management systems to incorporate a rain garden was well received. Everyone was pleased with the progression of the project.

No action was taken.

PUBLIC COMMENT

ADJOURNMENT

MOTION MADE BY ED COOLEY TO ADJOURN THE MEETING, SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MEETING ADJOURNED AT 8:35 PM.