

**EAST PIKELAND PLANNING COMMISSION
SEPTEMBER 8, 2014 MINUTES**

CALL TO ORDER

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

APPROVAL OF MINUTES

MOTION MADE BY RUSTY STRAUSS TO APPROVE THE AUGUST 11, 2014 MINUTES. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

None presented

NEW BUSINESS

Bob Campbell – Proposed Amendment to KR/TND Zoning Provisions

Bob Campbell suggested the township consider revising the TND provisions in the KR zoning district. He said the TND standards put in place years ago just don't work, and presented a draft for a "Mixed Residential Development Overlay District". No plan was provided to show which parcels would be affected, nor was a sketch provided showing the layout using these standards. Mr. Campbell indicated that his property on Prizer Road would be the target area for development of 50 townhomes, with a sidewalk or trail connection to the Village. The existing single-family dwelling and warehouse building would remain on the site. He feels there is a proven market for this type of neighborhood and that more retail is not needed in the KR district.

The planning commission agreed that changes are necessary, but had concerns about density, connectivity, layout and design standards. Ed Theurkauf said the layout could be conventional with architectural features that are more compelling; incorporation of quasi-civic space would solve the disconnect between the two. Ed Latshaw said it sounds like a maximized townhome development, and the lack of a site plan may distort one's perspective. A redlined version comparing the current ordinance with the proposed amendment was requested, along with a sketch showing the layout.

Jonathan Gayl endorsed residential development as being the best use to support the existing businesses in the Village, saying that people make the village vibrant. As a member of KVBA and the Kimberton Arts Alliance, he supports the increased density which he feels will contribute to the revitalization and sustainability of the Village.

Doug Fitzsimons sees this as a push forward, stating that it is good to see something that speaks to the revitalization of the village.

MOTION MADE BY JOHN SCHOTT REQUESTING AUTHORIZATION FOR THE PLANNING COMMISSION TO REVIEW THE TND PROVISIONS IN THE KR ZONING DISTRICT, WITH CONSIDERATION BEING MADE FOR HIGHER DENSITY AND

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MODIFICATIONS TO THE DESIGN STANDARDS. MOTION SECONDED BY RUSTY STRAUSS. ALL IN FAVOR, MOTION CARRIED.

TIME CLOCK EXTENSIONS

None

PUBLIC COMMENT

Ed Cooley announced that a public meeting to discuss Pikeland Glen is set for September 18 at 6:30 pm. The developer is proposing an alternative plan for an age-restricted (55+) community with manufactured homes. The township is however, pursuing another Appeal.

David Saneck (Phoenixville Borough resident) inquired about the Cutler subdivision and abandonment of the 422 spur right-of-way by PennDOT. John Schott referred him to the Board of Supervisors for detailed information since the planning commission has not been a part of the discussion.

ADJOURNMENT

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MEETING ADJOURNED 8:45 PM.