

**EAST PIKELAND PLANNING COMMISSION
NOVEMBER 13, 2017 MINUTES**

CALL TO ORDER

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

APPROVAL OF MINUTES

MOTION MADE BY RUSTY STRAUSS TO APPROVE THE SEPTEMBER 11, 2017 MINUTES. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

Sustainable Development

John Colarusso wants to continue the momentum on the sustainable development track. He suggested they ask the Board of Supervisors to authorize the township consultants to explore effective sustainability ordinances and practices nationwide so that the planning commission can formulate a future plan of action with regard to adoption of provisions applicable for all zoning districts, and both residential and commercial development.

MOTION MADE BY JOHN COLARUSSO TO REQUEST AUTHORIZATION FROM THE BOARD OF SUPERVISORS TO PERMIT THE TOWNSHIP CONSULTANTS TO INVESTIGATE ADOPTED SUSTAINABILITY ORDINANCES NATIONWIDE, IN ORDER TO DEVELOP A FUTURE PLAN OF ACTION TO ADOPT SUCH PROVISIONS. MOTION SECONDED BY JOHN SCHOTT. ALL IN FAVOR, MOTION CARRIED.

NEW BUSINESS

Conditional Use Application C-1-2017: Kimberton Square Associates, LP

The owners of the Kimberton Square shopping center would like to expand the existing daycare facility located at 289 Schuylkill Road. The pre-existing use is permitted by Conditional Use in the C zoning district. Any change from the original Order granted in 2011 has to go before the Board of Supervisors as a new application. A recommendation by the planning commission is procedural. Variances and associated relief to increase the number of children to a maximum of 130 was granted by the Zoning Hearing Board on October 25, 2017. The CU hearing date is scheduled for December 5, 2017.

MOTION MADE BY JOHN SCHOTT RECOMMENDING THAT THE BOARD OF SUPERVISORS GRANT CONDITIONAL USE APPROVAL TO EXPAND THE DAYCARE. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

Subdivision Application and Plan for Miller Pond (Valley Dell) Lot Consolidation

Application received on 09/28/17: Time clock start date 10/09/17; expires 01/07/18

The proposed plan consolidates 20 unimproved lots from the 1946 Valley Dell subdivision into 6 lots: 2 enlarged lots with existing dwellings; 2 new building lots; a small parcel at the Pughtown

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Road intersection, and the remainder into 1 deed restricted parcel as potential open space. The plan was provided to the CCPC and township engineer for review. As outlined in the LTL letter dated October 31, 2017, the plan is deficient and inconsistent with the variances granted by the Zoning Hearing Board on August 24, 2017. The applicant was not present, but advised staff that the review letter will be addressed and a revised plan submitted. No action required or taken.

Route 724 Economic Development Plan

John Schott announced that the Chester County Economic Development Council is spearheading preparation of an economic development plan for the Route 724 corridor spanning East Pikeland, East Vincent, East Coventry and South Coventry Townships. He and the township manager attended 4 meetings already. Topics ranged from connections and enhancements to the Schuylkill River Trail, zoning consistency, tax incentives (LERTA), and infrastructure needs. East Pikeland is already ahead of the others with regard to MU zoning provisions and designated LERTA district; the public sewer need is the biggest obstacle. John said CCEDC was met with poor reception when they approached VFSA about sewer. The county seems committed to the initiative and has the full support of East Pikeland Township. John will provide updates at future meetings.

CORRESPONDENCE AND REPORTS

Rusty mentioned that he attended the Westside open house. Everyone agreed that the project looks really nice.

Phoenixville Regional Planning Committee

Rusty reported that draft updates to the regional comprehensive plan are available. A regional trail plan is being developed with a subcommittee to be formed (Ron and Helena volunteered to serve). PRPC updates will be added to the monthly agendas.

Sidewalk Committee

John Colarusso asked Ron to provide a target location where a stretch of sidewalk may be attainable for discussion at the December meeting. The sidewalk plan prioritizes missing links on Route 23/724 corridor. Helena reflected on the years of discussion about the walkable Kimberton plan and the need for sidewalks along Kimberton Road.

PUBLIC COMMENT

Jonathan Gayl commented that most sustainable ordinances are for urban areas. He also advised the commission that Altair is exploring options with regard to the proposed ecovillage ordinance.

Dennis Ray requested that pedestrian crossing be improved, not just repainted.

ADJOURNMENT

MOTION MADE BY RUSTY STRAUSS TO ADJOURN THE MEETING. MOTION SECONDED BY LEO KEARCHER. ALL IN FAVOR, MEETING ADJOURNED AT 7:45 PM.