

**EAST PIKELAND PLANNING COMMISSION  
JANUARY 9, 2017 MINUTES**

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**CALL TO ORDER**

John Colarusso called the meeting to order at 7:00 pm. Members in attendance were John Schott, Rusty Strauss, Ed Cooley, Leo Kaercher, Helena Van Vliet, and Ron Hoinowski. Township engineer, Ed Latshaw, was also present.

**REORGANIZATION**

Ron Hoinowski acted as temporary Chairman for the Reorganization.

MOTION MADE BY JOHN SCHOTT FOR JOHN COLARUSSO TO BE COMMISSION CHAIRMAN. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

MOTION MADE BY JOHN COLARUSSO FOR JOHN SCHOTT TO BE COMMISSION VICE CHAIRMAN. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

**APPROVAL OF MINUTES**

MOTION MADE BY JOHN SCHOTT TO APPROVE THE DECEMBER 12, 2016 MINUTES. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

**Lombardi Land Development Waiver Request for 801 Spring City Road**

James Lombardi presented a revised plan for the site and reviewed landscaping and lighting as well as other required changes made to the plan. Mr. Lombardi had not received the January 9, 2017 letter from LTL Consultants, but after discussing its contents with the commission expressed his willingness to comply.

MOTION MADE BY JOHN SCHOTT THAT THE SUPERVISORS GRANT THE WAIVERS LISTED IN THE LTL LETTER DATED JANUARY 9, 2017 WITH THE EXCEPTION OF ITEM E (CHAPTER 22), PROVIDED THAT ALL OTHERS REQUIREMENTS OF THE LETTER ARE MET. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

MOTION MADE BY JOHN SCHOTT THAT THE SUPERVISORS GRANT CONDITIONAL APPROVAL PROVIDED THAT ALL OTHERS REQUIREMENTS OF THE LTL LETTER DATED JANUARY 9, 2017 ARE MET; AND FURTHER RECOMMENDED THAT THE SUPERVISORS CONSIDER A CONTRIBUTION TO THE SIDEWALK FUND IN LIEU OF SIDEWALK CONSTRUCTION AND A CONTRIBUTION TO THE OPEN SPACE FUND IN LIEU OF DEDICATED OPEN SPACE. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

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**Condign Preliminary Land Development Plan Recommendation**

Larry Schontz addressed the committee to thank them for their continued extensions of the development plan, but stated that a further extension would not be needed as the plan no longer met any current ideas for use of the property.

**Altair Village Discussion**

John Colarusso addressed the attendees at the meeting and stated that efforts to incorporate the ecovillage concept into the Kimberton zoning review was more complex than originally envisioned and would delay completion of the Kimberton district zoning review. The commission will proceed with the KR zoning review and after its completion the will review the concept of sustainability for all zoning districts, and submit to the Supervisors a recommendation relative to adding a township-wide Sustainability section to the Zoning Ordinance.

When asked how this would affect the Altair project Mr. Colarusso stated that Altair had several options: submit a by-right project that meets the current ordinance; wait for the new zoning amendments to go into effect; submit a Curative Zoning Amendment; or wait until after the sustainability ordinance workshops. Bob Smiley asked when the zoning workshop would be completed and was informed of deadline imposed by the County grant.

About 40 residents of the Kimberton district were in attendance voicing concerns about the project and the ecovillage concept in general. They asked about the process for a recommendation, is there a benefit to higher density, and how long will it take for them to know specific details. John Colarusso said the process would not be rushed. The sustainability concept would require more time for review, possibly over a year and a half. Rusty Strauss explained that the commission is currently reviewing only the zoning and that a formal plan and application have not been submitted by Altair.

Residents asked if they were being premature by attending the meeting at this point, where and when would planning minutes be available, what the current allowable density was, do the residents' concerns affect density and how could they be kept informed about proceedings. Residents were instructed to check the township website, and call the township office to be put on the email list to be informed about the workshops and that they were welcome to attend Supervisor and Commission meetings. Joel Bartlett told residents to give him their email address and he would inform them of their progress.

It was asked if the Altair property was considered for purchase as open space. John Schott said it had not been considered. He explained the there is a review process and that the township can only pay the appraised value of the property. The Altair/Jugan property and Campbell properties will be brought up for discussion at the next Open Space Committee Meeting.

Lynn Schmidt, a resident of Sunset Lane, wished to submit 30 surveys from residents with their concerns about the Altair project and expected 30 more to be submitted in the next week. John Schott recommended that she collate the results when she receives the others and submit them to

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the township to be included in the Altair file. He thanked the residents for their attendance and stated the importance of public input during the planning process.

**NEW BUSINESS**

None

**TIME CLOCK EXTENSIONS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING, SECONDED BY LEO KAERCHER. ALL IN FAVOR, MEETING ADJOURNED.

*Minutes submitted by Ron Hoinowski*