

**EAST PIKELAND PLANNING COMMISSION
JANUARY 11, 2016 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, Helena Van Vliet and Ron Hoinowski. Township Planner, Ed Theurkauf, and Zoning Officer, Kisha Tyler, were also present.

REORGANIZATION

NOMINATION OF JOHN COLARUSSO FOR CHAIRMAN BY RUSTY STRAUSS WAS SECONDED BY JOHN SCHOTT. ALL IN FAVOR, APPOINTMENT STANDS.

NOMINATION OF JOHN SCHOTT FOR VICE CHAIRMAN BY JOHN COLARUSSO WAS SECONDED BY RUSTY STRAUSS. ALL IN FAVOR, APPOINTMENT STANDS.

APPROVAL OF MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE DECEMBER 14, 2015 MINUTES WAS SECONDED BY RUSTY STRAUSS. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

Condign Land Development Update

Larry Shontz advised the commission that they intend to bring the plan for a retail project back to life in 2016. Everyone agreed that the amendments to the MU/C zoning provisions improve the development opportunities.

ZHB Appeal 2015-04: Cellco/Verizon Wireless

The December hearing was postponed.

NEW BUSINESS

Altair EcoVillage at Kimberton Concept Plan

Dennis Ray presented a concept plan for 35 community homes and clubhouse on 9.4 acres off of Sunset Lane (former Jugan property). Amenities to include a trail, public open space, sidewalks and a community garden. Impervious cover and buffer requirements can be met, as well as compliance with wetlands and woodlands regulations. Sustainable features will be considered, and HARB approval will be sought for architectural compatibility and review of the impact on the historical district. Architect, Tom Carnivale announced his involvement with the plan.

Amendments to the KVR zoning would be needed to accommodate the project:

- increasing maximum building size to 4,000
- allowing multiple uses for housing types
- allowing for smaller units under 750 sf
- increased density to allow 4 homes per acre

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- reduction of parking requirements to 1.5 per home, reduced parking space width to 8', and provisions to allow remote parking lots
- consider changes to the landscaping requirements (similar to REV overlay district).

The planning commission was receptive to the concept, the reduced footprint, overall impact and the amenities. They were not in favor of the density of 4 units per acre. John Schott reminded them of the Kimberton resident's opposition to high density development at a public meeting. The Altair group was advised to consider the comments and opinions of the planning commission as they proceed with their project.

TIME CLOCK EXTENSIONS

None

CORRESPONDENCE

Spring City Borough: Spring Hill Village, LP Conditional Use Application

Borough Manager, Dennis Rittenhouse provided copies of the conditional use application and plan for a project along Wall Street and Hunsberger Road (Latshaw property). The 174 dwelling unit mixed-residential project will have a major impact on East Pikeland. The planning commission expressed gratitude that the Borough is keeping East Pikeland in the loop throughout the planning process:

- 2008 sketch plan review (LTL response letter dated August 5, 2008)
- 2014 zoning amendment proposal (Zoning officer response letter dated May 13, 2014)
- 2015 conditional use application (Borough Manager's letter dated December 15, 2015)

The zoning officer will respond, reminding the Borough that the existing drainage conditions need to be addressed, sufficient stormwater management measures must be implemented, and that substantial road improvements should be required.

PUBLIC COMMENT

None

ADJOURNMENT

MOTION MADE BY JOHN COLARUSSO TO ADJOURN THE MEETING WAS SECONDED BY ED COOLEY. ALL IN FAVOR; MEETING ADJOURNED AT 7:55 PM.