

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

CALL TO ORDER

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

APPROVAL OF MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE JANUARY 9, 2017 MINUTES.
MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

None

NEW BUSINESS

Ginger Katzenmoyer – 639 Schuylkill Road (Harpoon Louie’s)

Ginger Katzenmoyer presented a site plan of 639 Schuylkill Road, claiming that recent action by the planning commission (MU zoning amendment) has affected the development potential of her 6.4 acre property. Her specific concerns focused on setbacks, woodland disturbance and impact fees. She insists these issues devalue the appeal of the property to a developer. John Colarusso stated that the ordinance amendments not only added new uses in an effort to make properties along the 724 corridor suitable for development, the MU provisions also provide more site relief, encourages assemblage of parcels, and the LERTA designation gives tax incentives on redevelopment. John Schott explained that there are opportunities for waivers, variances and even negotiation of impact fees. Reference was made to a recent sketch plan for a residential use with a commercial component that was well received by the planning commission. Ms. Katzenmoyer said they walked away because of the issues she brought up. John Colarusso informed her that the developer was made aware that those issues were not insurmountable and was advised on how they could be addressed. Ed Latshaw explained that there are design options that can be incorporated into a plan to make development more feasible on smaller tracts of land. The biggest hurdle however is public sewer, which is something the property owner or developer is going to have to resolve no matter what is proposed. Ms. Katzenmoyer was not happy with the response by the planning commission and suggested they be more considerate when making decisions that affect the owners of small parcels.

Millstat, Inc. - 26 Ridge Road

Architect Mike Pilko and property owner Stu Miller presented a sketch plan for a pole barn at 26 Ridge Road. The building would house work trucks, equipment, and supplies for Mr. Miller’s security system design and installation company. The site plan shows a 5,000 sf. structure and 30 parking spaces. Everyone agreed that the parking seems excessive though it is what the ordinance requires for a commercial use. Mr. Miller said 5-10 spaces would be more than enough and agreed to stone the others in reserve. He is fully aware that review by the historical commission is required, vowing that the building will complement the historic character of the house. The house will be the business office; stormwater management requirements will be met;

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screening from the neighboring property will be provided. A waiver from the land development process was eventually requested, however, the planning commission agreed that a more detailed plan showing contours, proposed screening, less parking and building elevation is necessary before they would consider any type of waiver.

Jonathan Gayl, on behalf of the historical commission, recommended they go before the HC before moving forward with the planning commission.

C. Raymond Davis Property – 2124 Kimberton Road

Planner, Bob Smiley and developer Peter Monaghan presented a revised sketch for development of the Davis property. The new concept incorporated 1st floor offices with 2nd and 3rd floor apartments in the existing building; townhomes in the central portion; and a continuing care facility along Route 113. Placement of the care facility in a suitable area would require one of the lots within the proposed KR (yellow) to be changed to the proposed KT (purple). Site features and layout of the townhomes seemed to be the main concern. The planning commission suggested modifying the location of the townhomes, and requested a site plan with contours and environmental features to get a better idea of what they are proposing.

TIME CLOCK EXTENSIONS

None

CORRESPONDENCE

Ron Hoinowski reported that he, along with the township manager and traffic engineer, attended a meeting lead by the Chester County Planning Commission regarding the Phoenixville Regional Multi-Modal Transportation Study.

PUBLIC COMMENT

Lynn Schmidt submitted copies of petitions and the survey results for residents in opposition of the Altair project.

ADJOURNMENT

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING, SECONDED BY ED COOLEY. ALL IN FAVOR, MEETING ADJOURNED AT 8:25 PM

. *A WORKSHOP FOR THE KR ZONING ORDINANCE FOLLOWED