

**EAST PIKELAND PLANNING COMMISSION  
MAY 9, 2016 MINUTES**

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**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

MOTION MADE BY RUSTY STRAUSS TO APPROVE THE APRIL 11, 2016 MINUTES. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

None

**NEW BUSINESS**

***Valley Dell Subdivision ZHB Application***

Dan Poppowell, PE and David Falcone, Esquire represented the property owner. The approved 17-lot subdivision was recorded in 1945, but never built. The PA Municipalities Planning Code requires compliance with current ordinance if not built within 5 years. The current zoning ordinance imposes restrictions on natural features and requires buffer zones that impeded the development of the lots. The proposal is to combine lots to create 2 viable building lots, enlarge the lot area for the carriage house, and deed-restrict the remaining lots from future development. Zoning relief is needed from buffer zone encroachments in order to build 2 new homes. If relief is granted, a reverse subdivision plan will follow.

Questions arose about the lot configurations, and the disposition of the remaining lots and the pond. The combination of lots 22/23 and 24/25 will have the least impact and disturbance. Combining lots 38/39/40 creates a larger lot for the existing carriage house and will allow the property owner to screen the rear view of the adjacent condominium building. The pond and deteriorating tenant house are on a separate parcel and will remain as such. A conservation easement will be offered for the remaining lots, which will be deed restricted from future development. The pool and pool house will be removed.

Resident Jonathan Gayl made a comment about the cost of pond maintenance.

Resident Dylon Moulton said he was not aware of the subdivision; he purchased his home for the view and was concerned about removal of trees and woodland disturbance. John Schott explained that it is an approved and recorded subdivision from 1945, and cited property owner rights as to the disposition.

Resident Laura Urwin said she did not receive any notification of any work or proposed development. John Schott explained that the notices are only required for zoning appeals. Kisha Tyler advised that a hearing is scheduled for May, 25, 2016 and notices will be sent accordingly.

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MOTION MADE BY JOHN SCHOTT RECOMMENDING ZONING RELIEF SPECIFIC LOTS TO LOTS 22/23, 24/25 AND 38/39/40), WITH THE REMAINING LOTS TO BE COMBINED, EASED AND RESTRICTED FROM FUTURE DEVELOPMENT. MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR, MOTION CARRIED.

***2124 Kimberton Road Concept Plan***

Architect Bob Hillier, Peter Monaghan of Endeavor Property Group and Russ Williams of C. Raymond David, Inc. represented the property owner. The idea is to convert the existing building into retail shops and community plaza for a farmers market, with C. Raymond Davis occupying the second floor. The plan is based on the proposed KR district zoning amendment, and incorporates townhomes and apartments. Integrated sidewalks and additional parking areas for the village and Kimberton Park are proposed. For the residential component, the main access would be from both Coldstream Road and Pike Springs Road (Route 113). The 4-story apartment buildings would front along Route 113. The representatives were amenable to a one-way street from the village (Kimberton Road) to the exit on Coldstream Road, and they were also willing to discuss offsite improvements relative to the village.

Helena Van Vliet suggested a more organic design and the building rehab should complement the village theme. John Schott said the concept and amenities complement the village and the added parking is a plus. Rusty Strauss commented about the density and walkability. Ed Latshaw was concerned that neither stormwater basins nor open space are shown on the plan. The topography and natural features will affect the ultimate site layout, and retaining walls seem eminent. Relocation of the clubhouse was suggested. Jim Garrison talked about engaging the road as part of the streetscape and providing strong pedestrian connectivity. Ed Theurkauf spoke favorably on the adaptive reuse of the building, and the integrated pedestrian circuit between the development, the fairgrounds, Kimberton Park and the village. Public input included comments about shared parking, density, infrastructure (sewer/water), environmental impacts and quality of life concerns (noise, traffic, air pollution).

The development team was advised that it will be months before the new zoning provisions are finalized and adopted. They will take all comments into consideration and continue to participate in the ordinance workshops.

***Phoenixville Regional Comprehensive Plan***

Rusty Strauss reported that the PRPC is updating its regional comprehensive plan and recommend that the member municipalities adopt it as their comp plan. Each municipality does have the option of including their current and future addendums as part of adopting the regional plan. So far, West Vincent and Charlestown Township are on board, but not Phoenixville Borough since they recently updated their plan. Application will be made for a VPP grant to fund a portion of the project.

MOTION MADE BY JOHN SCHOTT RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT THE UPDATED REGIONAL COMPREHENSIVE PLAN (UPON

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ITS ADOPTION), TO INCLUDE THE TOWNSHIP'S SUPPLEMENTS AND ADDENDUMS. MOTION SECONDED BY RUSTY STRAUSS. ALL IN FAVOR, MOTION CARRIED.

John Schott said he hopes this will encourage interaction between the member municipalities, and recommended the EPPC be actively involved in the update.

**TIME CLOCK EXTENSIONS**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

MOTION MADE BY ED COOLEY TO ADJOURN THE MEETING. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MEETING ADJOURNED AT 8:40 PM.