

**EAST PIKELAND PLANNING COMMISSION
JULY 13, 2020 MINUTES**

CALL TO ORDER

The public meeting was held electronically through the Zoom application via internet and telephone access. Chairman John Colarusso, Vice Chair John Schott, members Helena Van Vliet, Ron Hoinowski, Leo Kaercher and Ezra Brett all participated online. Township engineer Ed Latshaw, zoning officer Kisha Tyler, and township manager Kim Moretti also participated online. The Chairman called the meeting to order at 7:00 pm.

APPROVAL OF THE JUNE 8, 2020 MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE JUNE 8, 2020 MEETING MINUTES. MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

Solar and Wind Energy Facilities Draft Ordinance

The Chester County Planning Commission review letter dated June 11, 2020 recommend the township consider certain PUC regulatory provisions and reconsider roof-mounted wind turbines. Referring to his response letter dated July 10, 2020, Ed Latshaw said he consulted with a PUC representative and further researched wind turbines. He recommended that the draft stand as is with no revisions. The planning commission agreed, and the motion made at the June 8, 2020 meeting to move forward with adoption was reiterated.

MOTION MADE BY JOHN SCHOTT, SECONDED BY JOHN COLARUSSO, RECOMMENDING ADOPTION OF THE SOLAR AND WIND FACILITIES ORDINANCE BY THE BOARD OF SUPERVISORS.

Proposed CR-Commercial Redevelopment Overlay District Ordinance

John Colarusso reported that the Kimberton Square representatives received an unfavorable response from the Board of Supervisors, which he felt was disappointing. The developer has not reach out to the township since that June 2, 2020 meeting.

NEW BUSINESS

None

LOW IMPACT AND SUSTAINABLE DEVELOPMENT

Proposed Kimberton Low Impact Development Overlay

The draft zoning amendment dated 06-15-2020 was prepared by Ed Latshaw. The goal is to implement zoning provisions that would encourage low impact residential development in Kimberton Village, that contain a high degree of sustainability. The proposed overlay for the KV and KR zoning districts would provide a unit bonus (15% to 30% cumulative) based on tangible and measurable performance standards specifically outlined in the draft.

EAST PIKELAND PLANNING COMMISSION
JULY 13, 2020 MINUTES

Helena Van Vliet took a strong position on Kimberton being designated as an infill area, the term mitigation in the Sites v2 definition, and the weakened significance of low impact. Ezra Brett agreed with the references to infill. Helena's concerns were discussed at length.

John Schott made mention that other comments solicited regarding the practicality of the ordinance revealed that a much larger bonus would be necessary for a developer to consider taking advantage of this option. John Colarusso concurred that it is impractical for a developer to take advantage of the ordinance unless the bonus well exceeds 30%. Further stating that the goal and desired outcome is to have growth in all of the targeted growth areas that is more sustainable with less impact than the by-right growth. John Colarusso asked why they would consider an ordinance that is not going to achieve those goals and that seemingly benefits only 1 property.

Joel Bartlett said Altair has been working closely with the township to create an ordinance for low impact development that incorporates high standards of sites v2. In a plea to continue the dialogue he asked the planning commission not to take the matter of the table.

Jonathan Gayl commented on infill development, the comp plan designation of Kimberton as a growth area, and Altair's commitment to a high standard of sustainable principals.

Dave Blackmore (*Zoom chat verbatim*): What you have here is something that is just as good as it gets. After much work this seems to be the very best that can be achieved, given that you want Kimberton to have some growth, and reasonable growth, far and away better than TND development with car centric housing which carries people to shopping areas far distant from Kimberton, such as King Of Prussia All folks seem to be concerned with is the K-village. If this ordinance prevents other development, then that is the low impact appeal. If any 1 developer can afford to build so carefully then there is the benefit. Kimberton Village needs some development. Businesses need walking and social networks. There can be no better changes here. If not these then TND developers may build right up to Kimberton, and it will be a suburb of Phoenixville. Thank you for caring so much about the area.

John Schott stated that they have been working on this for 2 years and reminded everyone of the decision not to pursue the proposed amendment initially submitted by Altair. The Board of Supervisors directed another go-round with the PC taking the lead on creating an ordinance that would benefit the township as a whole, not just one development. In his opinion, the content of the draft is geared towards the Altair project and suggests it could be interpreted as spot zoning. He further stated that a tremendous amount of time has been waisted, and the wheels keep spinning. He suggested the focus shift toward amendments that will have immediate benefits to the township such as the solar/wind ordinance, revising the parking standards, and additional measures in the stormwater ordinance.

**EAST PIKELAND PLANNING COMMISSION
JULY 13, 2020 MINUTES**

Ron Hoinowski agreed that the planning commission is spinning its wheels on this one. Leo Kaercher agreed with the points raised by Helene Van Vliet, John Schott and John Colarusso.

No action was taken, the matter was tabled and will be revisited at the August meeting.

CORRESPONDENCE, REPORTS, UPDATES AND OTHER GENERAL DISCUSSION

Odessa Tract in Phoenixville Borough – PRPC Consistency Review

The Phoenixville Regional Planning Committee issued a consistency letter dated June 24, 2020 for proposed apartments and a potential assisted living facility between Fillmore Street and Township Line Road in the Borough of Phoenixville. Though deemed generally consistent with the regional comprehensive plan, changes to enhance streetscape, pedestrian connections, sustainable practices, improved access to public transportation and alignment of the Northern Relief Route with Crossover Boulevard were recommended. The committee strongly agreed that the road alignment is a must, and that improvements to Township Line Road should be required to address the increased traffic. Kim Moretti recalled a meeting with PennDot at which they advised the Borough that a future road had to align with the boulevard.

Rusty Strauss reminded them that the PRPC is advisory only, and suggested the township submit a letter to the Borough planning commission and Borough Council expressing its concerns. Kisha Tyler also suggested someone from the East Pikeland planning commission attend the Borough meeting to ensure East Pikeland's concerns are discussed.

Sidewalk Project

Kim Moretti reported that 1 of 2 required easements has been acquired, the other is pending. The PennDot HOP packet was submitted.

Phoenixville Regional Planning Committee

Ron Hoinowski reported that the Clean Energy Alliance (Ready for 100) is applying for a County grant for its initiative. He also mentioned that as economic stimulators, West Vincent is hosting a series of drive-in movies at Ludwig's Corner; Phoenixville Borough has implemented street closures for outdoor dining.

PUBLIC COMMENT

Don Szabo said he is thankful that the Board of Supervisors rejected the apartment proposal for Kimberton Square. He also mentioned that the alignment of the Fillmore Street project with Crossover Boulevard would be detrimentally to the quarter-midget racetrack behind the Moose Lodge. His final comment was his opposition of virtual township meetings.

ADJOURNMENT

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING. MOTION SECONDED BY HELENA VAN VLIET. ALL IN FAVOR. THE MEETING WAS ADJOURNED AT 8:35 PM.