

**EAST PIKELAND PLANNING COMMISSION  
JANUARY 12, 2015 MINUTES**

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**CALL TO ORDER**

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

**REORGANIZATION**

MOTION MADE BY RUSTY STRAUSS FOR JOHN COLARUSSO TO BE COMMISSION CHAIRMAN. MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR; MOTION CARRIED.

MOTION MADE BY JOHN COLARUSSO FOR JOHN SCHOTT TO BE COMMISSION VICE CHAIRMAN. MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR; MOTION CARRIED.

**APPROVAL OF MINUTES**

MOTION MADE BY RUSTY STRAUSS TO APPROVE THE DECEMBER 8, 2014 MINUTES. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR; MOTION CARRIED.

**OLD BUSINESS**

**Proposed Zoning Amendment Wireless Communications Facilities**

Ed Latshaw reviewed with the commission the recommendations for changes to the proposed amendment.

MOTION MADE BY JOHN SCHOTT THAT THE BOARD OF SUPERVISORS ADOPT THE AMENDMENT WITH THE INCORPORATION OF THE RECOMMENDATIONS MADE IN THE LETTER OF DECEMBER 30, 2014 FROM LTL CONSULTANTS. MOTION SECONDED BY RUSTY STRAUSS. ALL IN FAVOR; MOTION CARRIED.

**Proposed Zoning and SALDO Amendment: Mixed use and Commercial Districts**

The December 12, 2014 CCPC review letter was discussed and relevant changes were made.

MOTION MADE BY JOHN SCHOTT THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENTS TO THE MIXED USE AND COMMERCIAL DISTRICT ZONING AND SALDO. MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR; MOTION CARRIED.

**Gappa Revised Preliminary/Final Subdivision Plan for 1120 Rapps Dam Road**

Glen Kelczewski of Bercek and Smith Engineering reviewed his letter of January 9, 2015 detailing 8 requested waivers. Concerns were discussed that roadway, curbing and sidewalk

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improvements along Rapps Dam Road be made to provide an integrated connection with improvements to be made by Longview Developments' adjoining parcel.

MOTION MADE BY JOHN SCHOTT THAT THE BOARD OF SUPERVISORS APPROVE THE SUBDIVISION AND GRANT REQUESTED WAIVERS 2 THROUGH 8 IN THE LETTER OF JANUARY 9, 2015, AND REQUIRE THAT A LETTER OF AGREEMENT WITH LONGVIEW DEVELOPMENT GROUP BE PRESENTED THAT SHOWS THE TRANSITION FROM LONGVIEW'S IMPROVEMENTS TO RAPPS DAM ROAD WITH THE WIDEST AND MOST GRADUAL POSSIBLE ROADWAY TAPER POSSIBLE WITHOUT HAVING TO MOVE THE UTILITY POLES ON PROPOSED LOTS 2 AND 3. MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR; MOTION CARRIED.

**Historic Resources Protection Standards Amendments**

As of this time no meeting has occurred between members of the Historic Commission and the Planning Commission to discuss the ordinance.

MOTION WAS MADE BY JOHN SCHOTT THAT THE BOARD OF SUPERVISORS DO NOT PROCEED WITH PASSING THE ORDINANCE UNTIL SUCH A MEETING HAS OCCURRED. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR; MOTION CARRIED.

**NEW BUSINESS**

**Kingsway Art Gallery: 2152 Kimberton Road**

No representative was present. Action tabled.

**Longview Development Group: 400 Westside Land Development Plan**

A revised plan for the site was presented and discussed. Revisions included changes to parking, building location and landscaping. Concerns were expressed that although the changes include some benefit for resident parking, that the changes to the common areas hindered pedestrian connections and landscape continuity. It was indicated that Longview would address these concerns. It was noted that Longview would need to adequately address environmental concerns with the removal of the large oil storage tank.

**Longview Development Group: Providence Place (Phoenixville Crossing Site)**

A conceptual plan was presented for Providence Place. The plan is for an assisted living facility on the southern most 16.2 acres of the site with access to Routes 724, 113 and Hares Hill Road. Although an appropriate use, several concerns for the entire parcel were raised. Longview was directed to show how this use could be accomplished within the MU zoning requirements, to present an alternate plan for the remaining parcel, and assess concerns regarding how partial development of the site would affect the fulfilling the MU district requirements for commercial use in the remaining portion of the site.

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**Sidewalk Subcommittee**

The subcommittee is to report progress to the Commission at each meeting.

**TIME CLOCK EXTENSIONS**

None

**CORRESPONDENCE**

**Master Planner Program**

MOTION MADE BY JOHN SCHOTT THAT THE BOARD OF SUPERVISORS REQUIRE THAT ALL PLANNING COMMISSION MEMBERS EARN THE MASTER PLANNER CERTIFICATE WITHIN THREE YEARS, TAKING AT LEAST ONE MASTER PLANNER COURSE PER YEAR UNTIL CERTIFICATION.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

MOTION MADE BY LEO KAERCHER TO ADJOURN THE MEETING, SECONDED BY JOHN SCHOTT. ALL IN FAVOR; MEETING ADJOURNED AT 9:10 PM.