

**EAST PIKELAND PLANNING COMMISSION  
JANUARY 13, 2014 MINUTES**

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**CALL TO ORDER**

John Schott called the meeting to order at 7:00 pm. Members in attendance were John Colarusso, Rusty Strauss, Ed Cooley, Leo Kaercher, Helena Van Vliet, and Ron Hoinowski. Linda Cluck from LTL Consultants represented the township engineer. Planner Ed Theurkauf was also present.

**REORGANIZATION**

MOTION MADE BY JOHN COLARUSSO FOR JOHN SCHOTT TO BE COMMISSION CHAIRMAN. MOTION SECONDED BY RUSTY STRAUSS. ALL IN FAVOR, MOTION CARRIED.

MOTION MADE BY JOHN SCHOTT FOR JOHN COLARUSSO TO BE COMMISSION VICE CHAIRMAN. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

**APPROVAL OF MINUTES**

MOTION MADE BY LEO KAERCHER TO APPROVE THE DECEMBER 9, 2013 MINUTES. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

**VPP Grant Discussion & Planning**

Mark Gallant from CCPC briefed the commission on the Vision Partnership Program process, including Municipal and Consultant responsibilities. The grant for Ordinance amendments is for up to 2 years; the process was explained in detail. He will be the township's Grant Monitor and as such will be a member of the grant task force. His presentation constituted the first step in the process, the Initial Briefing Meeting.

**Stormwater Management DRAFT Ordinance (required under Act 167)**

LTL engineer Linda Cluck reviewed a summary comparing key difference between the "County-Wide ACT 167 Stormwater Model Ordinance" and current EPT stormwater management criteria. EPT criteria are stricter than the model ordinance concerning runoff and retention. The County Model for redevelopment also offers two options for consideration by the township engineer.

During discussion, it was agreed that EPT criteria were preferred, but concerns were discussed about the effect of the current, more stringent, criteria's effect on past lack of commercial development, and their effect on possible future redevelopment. Various options for pre-development and post-development stormwater assessment, as well as means for storm water retention were discussed.

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MOTION MADE BY JOHN SCHOTT FOR LTL TO PREPARE THE EPT STORMWATER ORDINANCE MAINTAINING CURRENT EPT STORMWATER CRITERIA IN ALL AREAS OF THE TOWNSHIP EXCEPT REDEVELOPMENT WITHIN MU AND C ZONES, IN WHICH CASE THE SUPERVISORS MAY GRANT WAIVERS TO USE THE COUNTY MODEL ORDINANCE CRITERIA AND CONSIDERATION IS TO BE GIVEN TO THE USE OF PERVIOUS PAVEMENT, WATER GARDENS, GREEN ROOFS, AND SIMILAR STRATEGIES. MOTION SECONDED BY RUSTY STRAUSS. ALL IN FAVOR, MOTION CARRIED.

**NEW BUSINESS**

Representatives of Select Properties addressed the commission regarding the 655 Schuylkill Road (Water World) property. They wanted the Commission's consideration of the idea to reduce the area of the parcel zoned MU, and to change the zoning of the current R1 area of the parcel to allow higher density housing. The parcel is about 22 acres about 1/3 of which is MU zoned. No plan details were provided. John Schott explained that this did not fit the current planning for the redevelopment along the Route 724 corridor as directed by the township Master Plan and direction from the supervisors. John Schott stated that they could present a plan to the supervisors for their consideration. Rusty Strauss stated that they should prepare an assessment of the plans effects on the school district.

**TIME CLOCK EXTENSIONS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

MOTION MADE BY RUSTY STRAUSS TO ADJOURN THE MEETING, SECONDED BY LEO KAERCHER. ALL IN FAVOR, MEETING ADJOURNED AT 8:20 PM.

*Minutes submitted by Ron Hoinowski*