

**EAST PIKELAND PLANNING COMMISSION
FEBRUARY 10, 2020 MINUTES**

CALL TO ORDER

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

APPROVAL OF THE JANUARY 10, 2010 MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE JANUARY 10, 2020 MEETING MINUTES; MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

NEW BUSINESS

Historic Resource Nomination: 287 West Seven Stars Road

Property owner Dennis Ray submitted a request to the Historical Commission to be added to the East Pikeland Historic Resource List. As procedure, the nomination requires review by the Planning Commission. Photos of the property were provided. There was no objection.

MOTION MADE BY JOHN COLARUSSO, SECONDED BY HELENA VAN VLIET, TO DEFER THE MATTER TO THE HISTORICAL COMMISSION FOR A DETERMINATION. ALL IN FAVOR, MOTION CARRIED.

Kimberton Square Concept Plan for Apartments

Brian Hunsberger provided a sketch plan for 108 apartments on the vacant portion of the Kimberton Square shopping center tract. Currently, apartments are not a permitted use in the C district. The 3-building and clubhouse layout are based on the MU zoning provisions. The property owner would be the developer of the complex. One and two bedroom units are proposed, along with ample parking and a sidewalk.

As infill development, the commission was receptive to the use and layout, it was the excess parking that they would rather see reduced. They really liked the fact that the complex would have direct access to public transportation, and the walkability to grocery stores, retail, personal services, and eateries. The apartments would definitely stimulate the surrounding commercial businesses. If considered, the township engineer believes that a REV overlay similar to the Westside project would be ideal because a zoning change is a lot more complex.

The commission applauded the efforts of the property owner and suggested that they present the sketch to the Board of Supervisors to get their feeling on apartments in the commercial district. This will dictate the direction of the planning commission with regard to residential uses in the commercial district. Providing impact comparisons of the apartments vs. commercial build-out was highly recommended.

Resident, Jonathan Gayl insisted that the commercial zoning district along Route 113 should also be considered in any amendment or overlay opportunity.

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OLD BUSINESS

Low Impact and Sustainable Development

Ed Latshaw will be preparing a draft ordinance for alternative energy for the March meeting. He will also start working on LID and sustainability incentives for the KV, KR and KT districts.

Dennis Ray provided comment on solar and wind farms being located near substations, referencing the Cromby site.

CORRESPONDENCE, REPORTS AND OTHER DISCUSSION TOPICS

Phoenixville Area School District Hares Hill Road Property

Ken Gibson gave a brief update: Shrader Architects is preparing the plan and schedule to determine the target date (Fall 2022 or 2023); PennDot is reviewing the access; it will not be a high school or kindergarten center; alternative energy and sustainability tools will be considered; they will hold several community meetings, and provide bi-monthly updates to the township. With regard to East Pikeland Elementary, the district is preparing an RFP for a broker.

Strategic Planning Meeting

John Schott reported that the meeting held on Saturday, February 8 was a great opportunity for township staff and the various boards and commission to collaborate on their achievements, ideas and goals as the township moves forward in 2020.

PUBLIC COMMENT

ADJOURNMENT

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING; MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR. THE MEETING WAS ADJOURNED AT 7:50 PM.