

**EAST PIKELAND PLANNING COMMISSION  
MARCH 10, 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, Helena Van Vliet and Ron Hoinowski. The township engineer, township planner and zoning officer were also present.

**APPROVAL OF MINUTES**

MOTION MADE BY JOHN COLARUSSO TO APPROVE THE FEBRUARY 10, 2014 MINUTES. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

**Gappa 3-Lot Subdivision of 1120 Rapps Dam Road**

Glen Kelczewski (Bercek and Smith Engineering, Inc.) represented the applicant. The original parcel was subdivided into 3 lots in 2012. At that time, numerous waivers were granted because no development was proposed; and the applicant was advised that any further subdivision or future development would require a full plan (dwelling setbacks, utilities, right-of-way, etc.). Sidewalks will be required (construction may be deferred). The applicant must provide a fully engineered plan in order to move forward with the proposal. A reduction of waivers was also suggested.

NO ACTION TAKEN

**KVBA Kimberton Village Concept Plan and Proposed Zoning Amendment**

Planning Consultant, Bob Smiley prepared the draft ordinance amendment. The first hurdle is financial responsibility for the review of the proposal. The second concern was the plan shifting from the original scope of a plaza concept to an ordinance re-write and adding parcels to the KR district. The planning commission did not oppose the amendment, but suggested moving forward with the plaza first since a zoning change could take 12-24 months. The planning commission is also unfamiliar with form-based codes so guidance from the consultants is definitely necessary; but there is no money in the budget to absorb the review fees. KVBA was directed to present their proposal to the Board of Supervisors for direction.

NO ACTION TAKEN

**NEW BUSINESS**

None

**TIME CLOCK EXTENSIONS**

None

**CORRESPONDENCE**

None

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**PUBLIC COMMENT**

None

**ADJOURNMENT**

MOTION MADE BY RON HOINOWSKI TO ADJOURN THE MEETING, SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MEETING ADJOURNED AT 8:10 PM.

*Minutes submitted by Kisha Tyler*

**A WORK SESSION TO CONTINUE DISCUSSIONS ON REVITALIZATION OF THE ROUTE 724 CORRIDOR IMMEDIATELY FOLLOWED THE MEETING.**