

**EAST PIKELAND PLANNING COMMISSION  
APRIL 13, 2015 MINUTES**

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**CALL TO ORDER**

John Colarusso called the meeting to order at 7:00 pm. Members in attendance were John Schott, Rusty Strauss, Ed Cooley, Ron Hoinowski and Helena Van Vliet. Township Engineer, Ed Latshaw, and Zoning Officer, Kisha Tyler, was also present.

As a follow up to Helena's recommendation to appoint an alternate planning commission member, John Colarusso explained that the Pennsylvania Municipalities Planning Code (MPC) does not permit such an appointment. Persons interested in serving on the PC, or any other volunteer board or commission, should submit the required application to the township. Should a vacancy occur, all candidates will be considered.

**APPROVAL OF MINUTES**

MOTION MADE BY JOHN SCHOTT TO APPROVE THE MARCH 9, 2015 MINUTES. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

**COMMITTEE UPDATES**

***Sidewalk Subcommittee***

Ron Hoinowski gave a brief overview of their progress, and indicated that Route 23/724 corridor was deemed a high priority for sidewalks. A plan is forthcoming.

***Historic Preservation Subcommittee***

A joint meeting was held with members of the PC and Historical Commission. John Schott reported that 30 properties were removed from the resources list as recommended; however, several of their concerns still have not been satisfactorily addressed.

**OLD BUSINESS**

***Historic Preservation Ordinance Amendment (Zoning Article XVI)***

Other than minor rewording of the criteria for designation, and removal of certain properties from the resources list, the PC did not feel that the HC adequately addressed their concerns.

Resident, Ed Theurkauf (2264 Kimberton Road), made a comment that some of the proposed language is subjective. He suggested additional notification to property owners detailing the impact of the proposed amendment. He was asked to put his concerns (as a resident) in writing for the PC to review and present to the HC.

MOTION BY JOHN SCHOTT RECOMMENDING MORE TIME BE EXTENDED FOR FURTHER REVIEW AND DISCUSSION BEFORE MAKING A RECOMMENDATION; THE PLANNING COMMISSION WILL PROVIDE WRITTEN COMMENTS TO THE HISTORICAL COMMISSION OUTLINING THE REMAINING ISSUES. MOTION SECONDED BY JOHN COLARUSSO. ALL IN FAVOR, MOTION CARRIED.

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***Kingsway Art Gallery: 2152 Kimberton Road***

Dan Poppowell presented a revised site plan: the handicap parking space was relocated and an outdoor seating area added that connects with the existing one at Kimberton Whole Foods. Location of future sidewalk will be added to the plan. Dan will work directly with the township's consultants to resolve any outstanding issues so a clean plan can be presented for a recommendation at the next meeting.

**NEW BUSINESS**

***Kimberton Way Concept Plan***

Charles Line presented a concept plan for development of the 18-acre Davis tract at Route 113 and Coldstream Road. The sketch plan for apartments and retail space would comprise of either three 4-story buildings or four 3-story buildings. The dwelling units were described as lower to moderate income independent living and "level 2" assisted living units for seniors. The developer would like to take advantage of the density/intensity bonus under the KR zoning, and they are prepared to seek the required zoning relief for the building height and minimum dwelling unit size (312-370 sf). Planner Ronald Knabb and project associate Father Evans also participated in the discussion. Other than clearly defining the proposed housing (apartments vs. assisted living facility), the planning commission was relatively neutral on the plan.

John Colarusso explained that the provisions of the KR district as a whole will be reviewed, taking all land development proposals into consideration. But first, the vision for Kimberton Village needs to be defined, with the input of the residents of that district.

***Kimberton Arts Alliance***

Jonathan Gayl gave a brief presentation, introducing the Kimberton Arts Alliance and their vision for a Performing and Visual Arts Center in the historic barn on the Christman's Mill site (location of Kimberton post office). Along with performing arts and cultural studio exhibits, KA2 intends to provide arts education for all age groups, with emphasis on seniors and the challenged community. Limited parking will be provided on the site; and a shared parking agreement will be established as permitted in the KR zoning district. This project will not only promote cultural interest; it will contribute to the sustainable revitalization of Kimberton Village. The proposal was well received by the planning commission.

**TIME CLOCK EXTENSIONS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

Kevin and Denise Teter, 814 Camp Circle, have a direct view of the Longview project from their back and request additional screening along the rear of the property. Their request will be forwarded to the developer.

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**ADJOURNMENT**

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