

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

CALL TO ORDER

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

APPROVAL OF MINUTES

MOTION MADE BY JOHN COLARUSSO TO APPROVE THE SEPTEMBER 8, 2014 MINUTES. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

KR Proposed Zoning Amendment Discussion

Jonathan Gayl provided his credentials and background involvement with the Kimberton Village Business Association (KVBA). He stated that he is in negotiations with both Bob Frederick and the Davis Family to purchase property for a Kimberton Arts Center and other commercial development plans. The Kimberton Village overlay that had originally been provided to the Planning Commission for consideration included those additional properties; however the final ordinance adopted did not. He is prepared to present a proposed ordinance amendment for Kimberton Village at the November Planning Commission meeting and would like to see a fast track for ordinance revisions. He feels the township can benefit financially by letting his projects guide the zoning changes.

John Schott responded that the first draft of the Kimberton Village overlay ordinance was too comprehensive and did not follow the direction that was given by the Board of Supervisors, which was to concentrate on the village circle. The Board of Supervisors has granted approval for the Planning Commission to look into grant funding in order to further amend the KR zoning provisions. The Board has asked for a cost estimate by their November monthly meeting. Chester County Vision Partnership grant applications are due in January. The goal of the Planning Commission is to seek public input as much as possible – which is why there are no separate workshops and all discussion is done at Planning Commission meetings. The Planning Commission does not want to hold up Mr. Gayl's projects and feels there could be an amended ordinance in a year, paid for with a grant.

NEW BUSINESS

Hackman Lot Line Change – 1083 & 1095 Chester Springs Road

Richard Hackman presented his request for a lot line change. The property is made up of 2 two acre parcels, both owned by the Hackmans. One septic system serves both properties and they wish to install a new system for 1095 but need to move the lot line in order to accommodate the second septic system. No structures or dwellings are proposed; driveways are not impacted.

Three SALDO waivers have been requested:

- 1) Waiver from providing natural features on plan.
- 2) Waiver from providing topography on plan.
- 3) Waiver from providing additional right-of-way on Chester Spring Road.

JOHN SCHOTT MADE A MOTION TO RECOMMEND THAT THE BOARD OF SUPERVISORS GRANT THE REQUESTED WAIVERS AND APPROVE THE LOT LINE REVISION SUBJECT TO APPLICANT ADDRESSING ISSUES IN THE LTL CONSULTANTS LETTER DATED SEPTEMBER 26, 2014. MOTION WAS SECONDED BY ED COOLEY AND PASSED UNANIMOUSLY.

PUBLIC COMMENT

None

John Schott announced that Charlestown Township has invited representatives from adjacent municipalities to attend a public workshop on the proposed trail in Charlestown. The workshop will be held on October 20 a 7:30pm at the Great Valley Middle School. Ed Cooley, Ron Hoinowski and Helena Van Vliet all indicated that they plan to attend.

There being no further business, the meeting adjourned at 7:30pm.