

**EAST PIKELAND PLANNING COMMISSION
JULY 11, 2016 MINUTES**

CALL TO ORDER

John Colarusso called the meeting to order at 7:00 pm. Members in attendance were John Colarusso, John Schott, Ed Cooley and Leo Kearcher. The zoning office was also present.

APPROVAL OF MINUTES

MOTION MADE BY ED COOLEY TO APPROVE THE JUNE 13, 2016 MINUTES. MOTION SECONDED BY JOHN SCHOTT. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

Kimberton Village Zoning Workshops

The KR (Kimberton Village) zoning project has been put on hold. The planning commission and staff want to reevaluate the complexity of controversial parcels that would be involved in the proposed amendments. The township engineer is preparing a sketch plan for a developable piece of ground in the Village under current zoning to be compared with the density and design standards being considered with the proposed ordinance. This will allow the commission to visualize the impact to determine which direction it wants to proceed. The next workshop will follow the September PC meeting.

NEW BUSINESS

Multi-Family Residential Concept Plan for 635 Schuylkill Road (Harpoon Louie's)

Architect Ronald Knapp presented a concept plan for 18 carriage homes, clubhouse and 3-story apartment building on a combined 6.4 acres (4 tracts in common ownership). The property is located within the MU-mixed use zoning district which allows multi-family if incorporated with commercial uses (35%) on a tract no smaller than 8 acres. This project would require a variance for the use and the nonconforming lot size.

Kathryn Evans of Church Housing Corp. expressed their interest in the tract for an affordable housing community (55+). She explained that the elongated tract with minimal frontage along the roadway would lend itself to this type of low impact development without taking away from the revitalization efforts envisioned for the 724 corridor. Chris Dirr of the NPR Group, LLC felt it would be hard develop a viable commercial use on this tract, and that it does not yield itself economically for multi-family use with a 35% commercial component required by the ordinance. Project associate, Joe McCumber, mentioned some of the challenges presented when considering assemblage of adjoining parcels; water world has slopes and wetlands and the others may not want to give up their prime frontage. Access to public sewer and public water is another issue that must be resolved.

In response to the proposal, both John Schott and John Colarusso recalled all of the time and effort put into amending the MU provisions with the added revitalization incentives, so to make a favorable recommendation to the Zoning Hearing Board, especially for a use variance, would be

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counterintuitive. It was suggested that they consider all other options, or they can take their argument to the zoning hearing board without a recommendation from the planning commission.

TIME CLOCK EXTENSIONS

None

PUBLIC COMMENT

A resident from Sunset Lane wanted to express concerns about development of the former Jugan property and the Village area. Her points of interest were any new development being consistent with the surrounding neighborhoods, public sewer and public water should be required; consideration of slopes and natural features; and potential environmental issues that earth disturbance may expose. She was assured that these are issues that will be addressed for any proposal that is brought before the commission. She was also encouraged to share her concerns at the zoning workshops.

ADJOURNMENT

MOTION MADE BY JOHNS SCHOTT TO ADJOURN THE MEETING. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR, MEETING ADJOURNED AT 7:55 PM.