

**EAST PIKELAND PLANNING COMMISSION  
DECEMBER 12, 2016 MINUTES**

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**CALL TO ORDER**

John Colarusso called the meeting to order at 7:00 p.m. Members in attendance include John Schott, Ed Cooley, Rusty Strauss, Ron Hoinowski, Helena Van Vliet and Leo Kearcher. The zoning officer, township engineer and township planner were also present.

John Colarusso suggested the members consider nominations for the January meeting.

**APPROVAL OF MINUTES**

MOTION MADE BY JOHN SCHOTT TO APPROVE THE NOVEMBER 14, 2016 MINUTES.  
MOTION SECONDED BY LEO KEARCHER. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

***ZHB Appeal 2016-04: Peter Warner (The Split Rail Fence Store) at 740 Schuylkill Road***

John Colarusso attended the November 30, 2016 hearing to affirm the planning commission's opposition of the use and request for denial of the appeal. No decision was made by the ZHB and the hearing was continued to January 25, 2017.

MOTION MADE BY JOHN COLARUSSO RECOMMENDING THAT THE BOARD OF SUPERVISORS TAKE A POSITION SUPPORTING THE PLANNING COMMISSION'S RECOMMENDATION TO THE ZONING HEARING BOARD TO DENY THE APPEAL.  
MOTION SECONDED BY LEO KEARCHER. ALL IN FAVOR, MOTION CARRIED.

**NEW BUSINESS**

***Land Development Waiver Request for a Pole Barn at 801 Spring City Road***

The property is located in the I-Industrial zoning district and is used as a contractor's establishment which is a permitted use in that district. James Lombardi recently purchased the property and will continue with the same use. He is making efforts to clean up the unsightly condition and erect a 5,100 square foot pole barn for storage of vehicles and equipment. Besides compliance with the required setbacks, the only concern raised by the planning commission members was the buffer from the trail. Mr. Lombardi indicated that the overgrown trees provide some screening, and there will be a privacy/security fence. Additional evergreens will be planted if the commission so desires. No site lighting is proposed, only security lights on the building which will be on a shut-off timer. A holding tank for the bathroom was approved by CCHD and a stormwater management plan was also submitted for review.

There was no opposition to granting a waiver from the land development process, however, a review letter from the engineer outlining key items that should be addressed was requested. No action was taken; the matter will be revisited at the January meeting.

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**TIME CLOCK EXTENSIONS**

None

**PUBLIC COMMENT**

Kyle Davis asked if the planning commission would consider an extension on finalizing the Kimberton Village ordinance to give him time to provide input with regard to the impact on the C. Raymond Davis property. The commission agreed, iterating that input from property owners and developers has been encouraged throughout the process.

Bob Friebel spoke in support of the Altair proposal, saying it is a good use of the property.

Jesse Parsons also spoke in favor of the Altair project; it sets a tone for positive development.

Polly Alden introduced herself as a prospective buyer into the Altair co-housing community and praised the eco-village concept.

Terry Brett said that the Altair proposal is a progressive use of the former Jugan property.

John Vondercrone said he is not against the concept, but rather concerned that the small unit sizes may adversely affect the value of the surrounding homes. Jonathan Gayl addressed his concerns by stating that the 500 square foot units will be studio duplexes at a market value of \$360,000. Dennis Ray concurred that the proposed units will be valued at over \$300,000.

John Schott agreed that the Altair concept is a good one; however, there seems to be a different interpretation of an eco-village and the environmental sustainability of the Altair project. Helena Van Vliet agreed that there is concern with the project being defined as an eco-village.

Rusty Strauss reminded the audience that the planning commission is not reviewing a plan, they are reviewing an ordinance that would be applied to all land in the KR zoning district.

**ADJOURNMENT**

MOTION MADE BY JOHN COLARUSSO TO ADJOURN THE MEETING. MOTION SECONDED BY ED COOLEY. ALL IN FAVOR; MEETING ADJOURNED AT 7:40 PM.

***\*A WORKSHOP FOR THE KR ZONING ORDINANCE FOLLOWED***