

**EAST PIKELAND PLANNING COMMISSION  
JUNE 10, 2019 MINUTES**

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**CALL TO ORDER**

The meeting was called to order by the Chairman at 7:00 pm. New member Ezra Brett was welcomed. All members were in attendance: John Colarusso, John Schott, Helena Van Vliet, Ron Hoinowski, Leo Kearcher, Kersten Appler and Ezra Brett. The township engineer and zoning officer were also present.

**APPROVAL OF THE MAY 13, 2019 MINUTES**

MOTION MADE BY JOHN SCHOTT TO APPROVE THE MAY 13, 2019 MEETING MINUTES. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

**NEW BUSINESS**

**ZHB Appeal 2019-2: Solace Farms proposal for 1050 Pike Springs Road**

The proposal by Andrea Hilborn to establish an agricultural sanctuary and day retreat for women in the Phoenixville/Kimberton area requires zoning relief for use of the barn for health and wellness activities. The property is located in the AP zoning district and the primary proposed use is agricultural (gardens, orchards, chickens). The commission agreed that it's a good use of the property and fits within the scope of agricultural use. They were however, concerned that the potential success of the low impact community outreach program could evolve into a more impactful health and wellness center.

MOTION MADE BY JOHN SCHOTT TO SUPPORT GRANTING ZONING RELIEF FOR SOLACE FARMS TO ALLOW WELLNESS ACTIVITIES IN THE BARN AT 1050 PIKE SPRINGS ROAD WITH THE FOLLOWING CONDITIONS:

1. IMPOSE LIMITATIONS ON THE BARN USE TO PROHIBIT FUTURE EXPANSION INTO A MAJOR IMPACT BUSINESS; AND
2. ANY EXPANSION OF THE PARKING LOT REQUIRES A LAND DEVELOPMENT PLAN TO BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.

MOTION SECONDED BY KERSTEN APPLER. ALL IN FAVOR, MOTION CARRIED.

**Tired Hands Brewing Company Sketch Plan for 2123 Kimberton Road**

Julie Foster and Jean Broillet, founders and owners of Tired Hands Brewing Company, are looking to open a new site in Kimberton Village. Jean grew up in Kimberton, and they currently live in East Vincent Township. They presented a sketch plan for adaptive reuse of the property located at 2123 Kimberton Road. A bakery would occupy the existing doctor's office, the Earth Speak retail building would become a café, and the barn would be converted into the brewery and a tasting room. An outdoor plaza will serve as a communal space for patrons and the public to enjoy a relaxing atmosphere with light fare, craft beer and occasional music, which Julie referred to as an organoleptic experience. The existing barn has no foundation, so raze and

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rebuild is the only option (with guidance from the historical commission). The barn reconstruction would be in proximity of the current footprint but moved forward to lessen the nonconforming setback. The barn materials will be reused for the interior design. The proposed site improvements also include curb and sidewalk along the frontage and a crosswalk on Kimberton Road. In lieu of open space a trail connection will be offered, and the parking lot will be accessible for public use.

Lighting and the parking lot were the main topics of concern. It was suggested that they reduce the size of the parking lot by taking advantage of the 50% shared parking provision or the reserved parking option provided in the zoning ordinance. Helena Van Vliet opposed the location of the off-street loading area and the dumpster. Ron Hoinowski suggested moving the parking lot to the rear and rebuilding the barn along Kimberton Road. The zoning officer explained that layout changes, especially relocating the barn will create added nonconformities that require zoning relief.

***Requested variances:***

§403.1.B – to allow grading within 50’ of seasonal high water table soils

§407.3.A.(3) – to allow grading, walkways and portions of a structure within the riparian buffer

§408.3.A – to allow permeable parking surfaces and grading within the wetland buffer area

§1708.2.D – to allow loading area within the parking lot drive isle for box truck delivery

§1709.5 – variance from providing a visual impact plan

§1711 – to allow alternative lighting objectives to retain the character of the village

John Schott supported the variances, pointing out that any redevelopment in Kimberton Village will likely require similar relief. The commission agreed. John Colarusso suggested they take the lighting variance off the list because the alternative concepts meet the intent of the provisions in §1711. Ed Latshaw agreed that the ordinance provides enough flexibility. The next step is application to the ZHB, with simultaneous review by historical commission. SALDO waivers will be addressed when the land development plan is submitted.

Jeff Effgen spoke highly of the Foster’s, their successful business, and their efforts to expand to Kimberton. He believes this is a timely and unique opportunity for vibrant growth in the village

Jonathan Gayl mentioned that Article XVI of the zoning ordinance may relieve a number of site constraints within the certified historic district. Julie said she has been in touch with the chair of the historical commission for guidance.

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**OLD BUSINESS**

**Satiro Lot Consolidation Plan for 639 Schuylkill Road**

The township engineer's review letter dated June 5, 2019 confirms that the revised plan to consolidate the 4 parcels into one 6.4-acre tract is in compliance and the requested waivers are acceptable. No land development or earth disturbance is proposed.

**Requested waivers from the Subdivision and Land Development Ordinance:**

- §304.C.7.b.(3) requiring a boundary survey;
- §304.C.7.b.(12) requiring location of historic and natural features;
- §304.C.7.b.(20) requiring contour elevation data;
- §305.C.2.a.(1) requiring a full field survey of the property; and
- §403.A.1 requiring concrete monuments set along the property boundary.

MOTION MADE BY JOHN COLARUSSO TO RECOMMEND PRELIMINARY AND FINAL APPROVAL OF THE SATIRO LOT CONSOLIDATION PLAN AND THE REQUESTED WAIVERS. MOTION SECONDED BY LEO KEARCHER. ALL IN FAVOR, MOTION CARRIED.

**CORRESPONDENCE, REPORTS AND OTHER DISCUSSION TOPICS**

**Low Impact and Conservation Development**

John Schott, head of the subcommittee, strongly suggested they take a step back to reevaluate the project scope. It was apparent at the first subcommittee meeting that the planning commission needs to have internal discussion to come up with a clearer task before involving a planner. Ed Latshaw and Kisha Tyler will prepare an analysis of the low impact and conservation development provisions already in the township's ordinances. The commission will spend the next few months (at their regular monthly meetings) refining the scope of work.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

MOTION MADE BY JOHN COLARUSSO TO ADJOURN. MOTION SECONDED BY KERSTEN APPLER. ALL IN FAVOR, THE MEETING WAS ADJOURNED AT 8:35 PM.