

**EAST PIKELAND PLANNING COMMISSION  
NOVEMBER 9, 2020 MEETING**

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**CALL TO ORDER**

The public meeting was held electronically through the Zoom application via internet and telephone access. Chairman John Colarusso, Vice Chair John Schott, members Helena Van Vliet, Ron Hoinowski, Leo Kaercher and Ezra Brett participated electronically. The township engineer, the zoning officer, and the township manager also participated online. The Chairman called the meeting to order at 7:00 pm.

**APPROVAL OF THE OCTOBER 12, 2020 MINUTES**

MOTION MADE BY LEO KEARCHER TO APPROVE THE OCTOBER 12, 2020 MEETING MINUTES; MOTION SECONDED BY JOHN SCHOTT. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

**American Heritage Federal Credit Union ZHB Decision**

The written decision of the Zoning Hearing Board on the variances requested for the future construction of a bank at 401 Schuylkill Road was provided. The relief granted is consistent with the planning commission review and recommendation at their May 11, 2020 meeting. The land development plan is forthcoming.

**Pikeland Commons Concept Plan for 708 Pothouse Road**

Attorney Andrew Rau introduced a revised rendering of the Church Housing Corp. concept plan for a work-force housing development on the Pothouse Road site. The revised rendering provides a secondary access on Pothouse Road, sidewalk connection on both Township Line and Pothouse Roads, reduces the impervious parking with added greenspace and buffering. A shuttle service will be available to residents of this development that have transportation needs. 48 units are still proposed. A draft overlay zoning amendment was included with the submission. A formal submission of the proposed overlay for review by township consultants is forthcoming.

The commission was reminded by the zoning officer the comments on the layout and site details are premature since there are critical zoning issues that need to be addressed first. They were also reminded by John Schott that the site is split-zoned R-4 and C, and that the C district doesn't allow multi-family residential use. He also pointed out that even if the entire tract is zoned R-4 residential, the density is still double what would be allowed, and he considers that too large an obstacle to overcome along with other considerations. John Schott also warned that the township should be cautious when considering zoning overlay alternatives for nonconforming developments.

Angela Moore, township resident and bus driver for PASD, spoke about the current traffic issues on Township Line Road, and that a new development would make things worse.

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Diane Cauler lives on Township Line Road and also talked about the existing traffic issues and the added problems the development would create.

**NEW BUSINESS**

None

**CORRESPONDENCE, REPORTS AND OTHER DISCUSSION TOPICS**

Sidewalk Project

A second multi-modal grant application was submitted to PennDOT.

Phoenixville Regional Planning Committee

A community workshop for the regional comprehensive plan is set for December 9, 2020 via zoom.

**LOW IMPACT AND SUSTAINABILITY**

Parking Lot Sustainability

The members were encouraged to review the Sustainable Green Parking Lots guide prepared by the Montgomery County Planning Commission, and view an archived webinar on green parking lots offered by the Penn State Extension (both links provided via email). Individual comments and priority items in the MCPC document should be forwarded to the township engineer, as he works to prepare draft text amendment that incorporates elements of sustainable parking standards.

Joel Bartlett, via chat, requested the MCPC and Penn State webinar information, and offered to provide information he has gathered on this topic. The links will be emailed to Mr. Bartlett.

**PUBLIC COMMENT**

No hands raised.

**ADJOURNMENT**

MOTION MADE BY JOHN SCHOTT TO ADJOURN THE MEETING; MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR, THE MEETING WAS ADJOURNED AT 7:50 PM.