

**EAST PIKELAND PLANNING COMMISSION  
JUNE 6, 2020 MINUTES**

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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, Kersten Appler and Ezra Brett all participated online. The township engineer Ed Latshaw, and zoning officer Kisha Tyler also participated online. The Chairman called the meeting to order at 7:00 pm.

**APPROVAL OF THE MAY 11, 2020 MINUTES**

MOTION MADE BY LEO KAERCHER TO APPROVE THE MAY 11, 2020 MEETING MINUTES. MOTION SECONDED BY HELENA VAN VLIET. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Proposed CR-Commercial Redevelopment Overlay District Ordinance**

Kimberton Square Associates submitted a proposed zoning amendment creating an overlay that would allow a mixed-use residential option in the Commercial zoning district, parallel to the existing REV overlay in the MU district.

Planner John Kennedy addressed the commission and the township engineer's review letter dated June 5, 2020. Inclusion/exclusion of townhomes, excess parking, increased green space, the side yard setback, landscape buffers, façade and architectural design were discussed. Helena Van Vliet suggested building height variations to ease the vertical visual impact. John Colarusso suggested they consider sustainability inclusions in the design. By-right use is preferred; conditional use is acceptable at the determination of the planning commission. John Schott believes that conditional use would allow for flexibility of the layout, architectural guidance, and mitigation of certain impacts including parking.

Overall, the planning commission was pleased with the efforts of the developer, and their willingness to make certain revisions. John Schott suggested they present the draft to the Board of Supervisors, along with an impact statement or narrative on how this use would benefit the township. If the Board is receptive, the planning commission will move forward.

Public Comment:

Rusty Strauss asked how many spaces are under each building and how much of the existing parking lot is currently used. There will be 32 spaces under each building, and the current lot occasionally reaches peak capacity.

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Don Szabo expressed strong opposition to the proposed use. His property on Mowere Road is directly behind the site, and he is concerned about stormwater management and the increased noise (loudness of tenants) from an apartment complex.

**LOW IMPACT AND SUSTAINABLE DEVELOPMENT**

**Solar and Wind Energy Facilities Ordinance**

The revised draft reduces the residential height for wind facilities, addresses noise, and increases the decommissioning bond as requested by the planning commission at their May meeting.

MOTION MADE BY JOHN SCHOTT RECOMMENDING ADOPTION OF THE PROPOSED ORDINANCE FOR SOLAR AND WIND ENERGY FACILITIES. MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR, MOTION CARRIED.

John Schott mention that EAC chairman Dennis Ray reached out to him via email to offer additional energy efficient considerations.

**Kimberton Zoning Districts Low Impact and Sustainability Incentives**

The draft low impact ordinance for the KV, KR and KT districts is nearing completion, and will be distributed to all interested parties and any professional developers that may be interested in commenting.

**CORRESPONDENCE, REPORTS, UPDATES AND OTHER GENERAL DISCUSSION**

- Sidewalk project is making steady progress.
- Phoenixville Regional PC - West Pikeland is joining; Ready for 100 is being discussed; Rusty Strauss was appointed Chairman

**PUBLIC COMMENT**

None of the online or telephone participants presented public comment

**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.