

**EAST PIKELAND PLANNING COMMISSION**  
**MARCH 9, 2020 MINUTES**

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**CALL TO ORDER**

Vice Chair John Schott called the meeting to order at 7:00 pm. Members in attendance were Ron Hoinowski, Kersten Appler and Ezra Brett and Leo Kearcher. The township engineer and the zoning officer were also present.

**APPROVAL OF THE FEBRUARY 10, 2010 MINUTES**

MOTION MADE BY RON HOINOWSKI TO APPROVE THE JANUARY 10, 2020 MEETING MINUTES; MOTION SECONDED BY EZRA BRETT. ALL IN FAVOR, MOTION CARRIED.

**OLD BUSINESS**

**Kimberton Square Concept Plan for Apartments**

Brian Hunsberger updated the commission on his presentation to the Board of Supervisors to allow apartments on Kimberton Square pad site, which is in the C zoning district. He said they seemed favorable of the concept and referred him back to the planning commission to discuss how it would be incorporated. John Schott concurred that the BOS had a few questions and comments, but there was no opposition. Ed Latshaw explained that an overlay would be the simplest method; noting that amendments to the C provisions would include the Route 113 corridor, not just along Route 23; and extending the MU would require a zoning map change, which can be complex. Kersten asked if this would be spot zoning. John Schott said no because the planning commission has been considering residential uses in the C district for a long time. Brian Hunsberger explained that he used the MU and the REV overlay as the basis. Ron Hoinowski agreed that the plan parallels the Westside project. Mr. Hunsberger was encouraged to provide draft overlay consistent to his proposal for consideration by the planning commission.

**NEW BUSINESS**

None

**LOW IMPACT DEVELOPMENT AND SUSTAINABILITY INITIATIVE**

**Alternative Energy**

Ed Latshaw reported that the township ordinances currently lack standards for solar and wind energy, and that he is working on provisions for both accessory use and principle use. Accessory use is small on-lot generation, usually roof or ground mounted. This would be allowed on any property in any district. Principle use would be defined as an energy generation facility, selling power back to the grid. This would include solar farms and large wind turbines. An energy generation facility is an allowed use in the U-Utility zoning district, where the Cromby plant is located. Kisha Tyler mentioned that the AP zoning district is not being considered. Ed Latshaw explained that the purpose of the AP district is to preserve agricultural land and open space, and that model ordinances for municipalities in Chester County, as well as the DVRPC, consider solar farms that encumber acreage of open land and large-scale wind turbines as industrial

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uses. A property owner can always seek a variance if they feel it is a viable use. John Schott said the open space committee will be interested in the reasoning. Kersten Appler asked if a ground mounted solar array is considered impervious. Ed Latshaw said yes if underneath is gravel; no if underneath is grass.

Joel Barlett asked if other forms of alternative energy such as bio-mass are being considered. Ed Latshaw said no, the township is focusing on solar and wind at this time. John Schott said other methods could be considered in the future.

Jonathan Gayl asked if solar roof tiles (not just panels) would be included. The answer is yes.

Kimberton Zoning Districts

Ed Latshaw is working on incentives for low impact development, sustainability (sitesV2), and age-restricted housing in the KV, KR and KT districts, to include density bonuses. The Altair ordinance is being considered as a template and much of its language will be incorporated into the township's draft. Ed Latshaw referred to the various housing types in the 3 districts, and that adding age-restricted will require specific area and bulk standards. The commission will further discuss the matter when all members are present.

**CORRESPONDENCE, REPORTS AND OTHER DISCUSSION TOPICS**

**PUBLIC COMMENT**

**ADJOURNMENT**

MOTION MADE BY KERSTEN APPLER TO ADJOURN THE MEETING; MOTION SECONDED BY RON HOINOWSKI. ALL IN FAVOR. THE MEETING WAS ADJOURNED AT 7:55 PM.