

**EAST PIKELAND PLANNING COMMISSION
SEPTEMBER 14, 2020 MEETING**

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, Ezra Brett and Kersten Appler 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 AUGUST 10, 2020 MINUTES

MOTION MADE BY JOHN SCHOTT TO APPROVE THE AUGUST 10, 2020 MEETING MINUTES; MOTION SECONDED BY LEO KAERCHER. ALL IN FAVOR, MOTION CARRIED.

OLD BUSINESS

Solar and Wind Facilities Ordinance

The Board of Supervisors held a public hearing on September 1, 2020, at which there was discussion about a Principle Solar Energy Facility (PSEF) not being allowed on agricultural land within the R1, R2 and AP districts. The planning commission revisited the topic and agreed that while it may be a significant contribution to sustainability efforts, the impact on the viewshed and the inconsistency with the comprehensive plan are more concerning. Rusty Strauss suggested allowing a supplemental use on agricultural lands for a portion of the property, but not the entire property. The planning commission was not inclined to make changes that included the AP district or agricultural lands. However, they did agree that extending the PSEF use to the MU and C districts by conditional use would be appropriate.

NEW BUSINESS

None

CORRESPONDENCE, REPORTS AND OTHER DISCUSSION TOPICS

American Heritage Federal Credit Union Zoning Hearing Board Application

Variances granted – the full Decision and Order is being prepared by the ZHB solicitor.

Sidewalk Project Update

PennDOT HOP is pending and bid documents are being prepared. Ron Hoinowski asked if we could move on to the Village and Hares Hill Road. John Colarusso responded that Route 23 is the priority at this time and eventually we will be able to address other areas.

LOW IMPACT AND SUSTAINABILITY

Parking Lot Sustainability

The township engineer referenced a MCPC publication on sustainable green parking lots and initiated the discussion on the impacts of traditional parking lots:

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- Urban heat islands – paved asphalt absorbs sunlight and temperatures in parking lots can be 20-40 degrees higher than surrounding areas.
- Water quality – oil, grease, and various coolants dripping from motor vehicles are harmful to the environment.
- Stormwater – conventional parking lots contain an excess of impervious surfaces that prevent infiltration of water into the ground, increasing the volume of stormwater runoff.
- Community character – underutilized and under-designed parking lots have a detrimental impact on the character of the community.
- Lighting – excess lighting and glare from inappropriate lighting.
- Driver and pedestrian safety – parking lots can be dangerous for pedestrians and drivers because of distractions, the lack of visibility, and no traffic controls.

The Shoppes at Valley Forge was used as an example of excessive parking and impervious; Westside was mentioned as a better design, but not the best. Everyone agreed that shading and greening, naturalized drainage, permeable paving, using energy efficient lighting, and adding safe pedestrian circulation are design elements that should be incorporated for new parking lots and redevelopment of existing lots.

Helen Van Vliet shared images of solar canopies installed in parking lots that provide shading and solar energy generation. Ron Hoinowski suggested getting feedback from developers as done with past ordinances. Ezra Brett suggested input from businesses as well to weigh in on the parking needs verses what may be required.

The current ordinance will be reviewed, and additional information provided for discussion at the October meeting.

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 8:15 PM.