

PHOENIXVILLE REGIONAL PLANNING COMMITTEE
Charlestown • East Pikeland • Phoenixville • Schuylkill • West Pikeland • West Vincent

Meeting 136 – Wednesday April 28, 2021, 7:30 pm
Virtual Zoom Meeting
AGENDA

- I. Call to Order/ Pledge of Allegiance**
- II. Roll Call**
- III. Approval of Minutes**
 1. Meeting 135 Draft Minutes
- IV. Approval of Invoices**
 1. Theurkauf Design & Planning #0321-07
 2. Theurkauf Design & Planning #0321-08 for VPP/Comprehensive Plan Update
- V. Correspondence**
- VI. New Business**
 1. PACEA update
 2. Devault Trail Action Plan – Committee update
 3. PRPC Trail Planning Committee
 4. Chester County Vision Partnership Program – Draft letter of Support
- VII. Old Business**
- VIII. Municipal Member Announcements**
- IX. Public Comment**
- X. Adjournment**

A workshop for the Phoenixville Regional Comprehensive Plan Update will commence upon adjournment of the Regular Business Meeting.

Join Zoom Meeting:

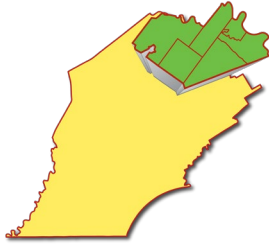
<https://us02web.zoom.us/j/82437785261?pwd=c29UTDdJb3laNnh4djIxSHNlcmxmQT09>

Meeting ID: 824 3778 5261 Passcode: 474097

One tap mobile [+16465588656](tel:+16465588656).,82437785261#,,,,*474097# US (New York)

Dial by your location [+1 312 626 6799](tel:+13126266799) US (Chicago) [+1 646 558 8656](tel:+16465588656) US (New York) [+1 301 715 8592](tel:+13017158592) US (Washington DC) [+1 346 248 7799](tel:+13462487799) US (Houston) [+1 669 900 9128](tel:+16699009128) US (San Jose) [+1 253 215 8782](tel:+12532158782) US (Tacoma) Meeting ID: 824 3778 5261 Passcode: 474097

Find your local number: <https://us02web.zoom.us/j/kd6QsCzfvR>



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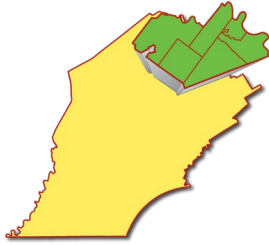
March 31, 2021

Members of the Phoenixville Regional Planning Committee:¹

<u>Municipality / Organization</u>	<u>Committee Member</u>	<u>Planning Commission/Alt. Representative</u>
Charlestown Township	Hugh Willig	Bill Westhafer/Wendy Leland
East Pikeland Township	Rusty Strauss	Ron Hoinowski
Phoenixville Borough	Richard Kirkner	Debra Johnston
Schuylkill Township	Mark Donovan	Curt English
West Pikeland Township	Charlie Humphreys	Jim Wendelgass
West Vincent Township	Sara Shick	Mike Schneider/ Art Miller
Chester County	Susan Elks	Mason Gilbert/Carol Stauffer
<u>Consultants</u>		
Theurkauf Design & Planning, LLC	Edward A. Theurkauf	Tracy Lee Tackett
Smith and Porter, P.C.	Catherine Anne Porter	

In the interest of protecting public health in the COVID-19 pandemic, this meeting was held virtually via Zoom.

¹ **Bold names** indicate attendees at this meeting



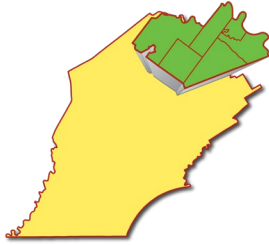
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1	CALL TO ORDER
1.1	Meeting 135 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:33 PM by Chairman Rusty Strauss.
2	ROLL CALL
2.1	Member representatives were present as indicated on page 1.
3	APPROVAL OF MINUTES
3.1	A motion to approve meeting 134 minutes as drafted was made by Rich Kirkner, seconded by Mark Donovan, and approved unanimously.
4	INVOICE APPROVALS
4.1	<p>The following invoices were considered:</p> <ul style="list-style-type: none"> • Theurkauf Design & Planning, LLC, #0221-07 - \$ 1,047.14. • Theurkauf Design & Planning, LLC, #0221-19 for VPP/Comprehensive Plan - \$ 521.88. • Smith and Porter, PC, #PRPC-304 - \$448.00 <p>A motion to approve the invoices was made by Hugh Willig, seconded by Rich Kirkner, and approved unanimously.</p>
5	CORRESPONDENCE
5.1	The 2020 Annual Report of the Pottstown Metropolitan Regional Planning Committee was submitted for informational purposes.
6	NEW BUSINESS
6.1	<p><u>Consistency Review – East Pikeland/Workforce Housing Overlay District</u></p> <p>East Pikeland Township is considering an applicant’s draft Workforce Housing zoning overlay district to facilitate affordable housing. A workforce housing development must have at least 50% of its dwelling units qualifying as affordable as defined by the US Department of Housing and Urban Development (housing cost = 30% or less of area household median income X 0.8). A workforce housing development has a maximum 11 DU/acre, must include minimum 20% open space, must provide shuttle transportation service to public transit, shopping, and cultural resources, and must include an onsite playground or clubhouse. Eligible properties must be at least four acres, zoned in both the C- Commercial and R-4 Residential districts, and must have frontage on both a state and township road.</p> <p>PRPC discussed Ed Theurkauf’s draft consistency review and questioned whether the ordinance’s lack of specific references to pedestrian offsite links merited a finding of inconsistency as noted in the draft. After discussion, the draft review was revised to reflect the following conclusions:</p> <ul style="list-style-type: none"> • The proposed Workforce Housing overlay district is consistent with the Phoenixville Regional Comprehensive Plan in terms of Land Use, Housing, Economic Development, and Parks,



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	<p>Recreation and Open Space.</p> <ul style="list-style-type: none"> • Revisions should be considered to advance the aesthetic and pedestrian streetscape character of mixed use areas in accordance with the Land Use Plan, and to promote the objectives of the Energy Conservation and Sustainability Plan. • The Workforce Housing overlay district should be revised for greater consistency with the pedestrian and bicycle accessibility goals of the Transportation Plan. <p>A motion to approve the Consistency Review as revised was made by Mark Donovan, seconded by Rich Kirkner, and approved unanimously.</p>
6.2	<p><u>Consistency Review – Charlestown/Beyond Meat Land Development</u></p> <p>The plan is for demolition of an 11,483 square foot building at a food processing facility, and enlargement of the remaining 74,648 square foot building by 59,980 square feet. In addition, parking areas will be reconfigured and expanded, and expansion of inside cold storage capacity will allow existing exterior refrigerator trailers to be removed. Truck loading areas will be relocated to the west side of the building, and further from adjacent residential development.</p> <p>Ed Theurkauf presented a draft consistency review with the following conclusions:</p> <p>The proposed Beyond Meat land development is viewed as generally consistent with the Phoenixville Regional Comprehensive Plan in terms of use and economic development. The following changes are recommended to advance other goals and objectives of the PRCP:</p> <ul style="list-style-type: none"> • Pedestrian connections should be improved if there would be a retail component on site. • Meadows and green roofs should be incorporated to protect Exceptional Value and High Quality watersheds. • Renewable energy and sustainable construction practices should be utilized. • Bicycle infrastructure and connectivity should be funded through recreation fees. • Truck traffic impacts should be assessed and mitigated as necessary. <p>A motion to approve the Consistency Review as drafted was made by Sara Shick, seconded by Charlie Humphreys, and approved unanimously.</p>
6.3	<p><u>Chester County Watersheds Plan Update</u></p> <p>Corey Trego of Chester County Water Resources Authority (CCWRA) presented a draft letter of support for a DCNR grant for the update of the County’s <i>Watersheds</i> plan. He described changes in development, land use, population, and frequency/duration/severity of storms since adoption of the original <i>Watersheds</i> plan in 2002 that make the update necessary. He requested that the PRPC sign the letter to demonstrate the support of Chester County municipalities for grant funding for this effort. The PRPC discussed revising the draft letter on PRPC letterhead, to be signed by Rusty and submitted on behalf of PRPC. In addition, PRPC would provide the CCWRA draft to the member</p>



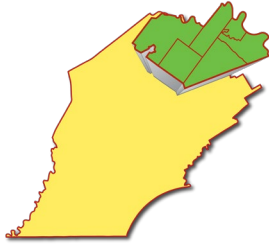
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	<p>municipalities so that they could individually sign on in support of the grant application.</p> <p>A motion was made by Rusty Strauss to submit a letter of support from PRPC, which was seconded by Sara Shick, and approved unanimously.</p>
7	OLD BUSINESS
7.1	<ul style="list-style-type: none"> • There was no old business for discussion.
8	MUNICIPAL MEMBER ANNOUNCEMENTS
8.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> • Hugh Willig mentioned future discussions on unbuilt areas of the TND district and the ongoing Beyond Meat application
8.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> • Rusty Strauss described the Workforce Housing, Low Impact Development, and Kimberton Square zoning matters previously considered by PRPC.
8.3	<p><u>Phoenixville Borough</u></p> <ul style="list-style-type: none"> • Rich Kirkner reported on proposed residential development at Gay Street School, residential conversion of the Masonic Hall, and the Borough's update of building and property maintenance codes. Deb Johnston added that the Planning Commission is dissatisfied with proposed development of the Steelpointe apartments.
8.4	<p><u>Schuylkill Township</u></p> <ul style="list-style-type: none"> • Mark Donovan described a municipal stormwater project and the Township update of its Act 537 Plan.
8.5	<p><u>West Pikeland Township</u></p> <ul style="list-style-type: none"> • Charlie Humphreys reported that the remnants of the burned barn have been removed from Pine Creek Park.
8.6	<p><u>West Vincent Township</u></p> <ul style="list-style-type: none"> • Sara Shick commented on Hankin's proposal to change some of their proposed commercial development at Ludwigs Corner to residential. • She also described the Township's interest and prior efforts in providing affordable housing.
9	PUBLIC COMMENT / Non- Agenda Items
9.1	<p>West Pikeland Resident Bryan Maher described a Local Business Festival, to be held on September 18th to promote local businesses who have been hurt by the COVID 19 pandemic. Originally proposed for West Pikeland businesses, he sees a value in making it a regional effort and is thus before the PRPC. So far, he has received support of area businesses but has not yet heard much from local government. Potential locations are Walnut Lane Park, Ludwigs Corner Fairgrounds, and Kimberton</p>



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	Fire Company, although no commitments have been made. He will decide in the coming weeks whether to go ahead with the project, based on the level of interest and support received.
10	ADJOURNMENT
10.1	Sara Shick made a motion to adjourn, which was seconded by Rich Kirkner. Rusty Strauss adjourned the meeting at 8:36 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'EAT', followed by a horizontal line extending to the right.

Edward A. Theurkauf, RLA, ASLA, APA
Theurkauf Design & Planning, LLC



INVOICE

Phoenixville Regional Planning Committee
Jean Krack, Phoenixville Borough Manager
Peggy Niemczuk, Finance Supervisor
351 Bridge Street
Phoenixville, PA 19460

March 31, 2021

Invoice Number	Project Name	Amount
0321-07	PRPC General Planning Services	\$ 531.52
Total Amount Due		\$ 531.52

See attached spreadsheet for itemized breakdown of fees and expenses.

THANK YOU FOR YOUR BUSINESS! PAYMENT IS DUE WITHIN 30 DAYS OF INVOICE DATE.

Any discrepancies, deductions, vacancies, requests for credits or changes must be advised within 30 days of the date of this invoice or contents of the invoice will be deemed accurate. A 1.5% monthly service charge (18% per year) is due and payable on overdue balances. Client is responsible for all court costs and reasonable legal fees incurred by Theurkauf Design & Planning LLC in efforts to collect unpaid amounts based on this invoice.



INVOICE

Phoenixville Regional Planning Committee
Jean Krack, Phoenixville Borough Manager
Peggy Niemczuk, Finance Supervisor
Kelly Getzfread, Assistant Borough Manager
351 Bridge Street
Phoenixville, PA 19460

March 31, 2021

Invoice Number	Project Name	Amount
0321-08	VPP - Phoenixville Regional Comprehensive Plan	\$ 1,875.00
Total Amount Due		\$ 1,875.00

See attached spreadsheet for itemized breakdown of fees and expenses.

Total billings for the project so far are \$28,058.86 of the \$33,300.00 project budget. We have thus far completed the following components of the VPP Contract Scope of Work:

- 100% of Task 1 – Existing Conditions, Policy Context, Visioning
- 100% of Task 2 – Land Use, Environmental, and Energy Plans
- 100% of Task 3 – Housing, Economic Development, Community Facilities Plans
- 100% of Task 4 – PROS, Transportation, and Cultural Resources Plans
- 100% of Task 5 – Policy element review; PPW; Municipal, Community Outreach
- 95% of Task 6 – Implementation Plan and Consistency Statement

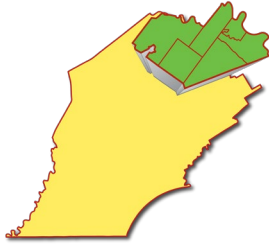
Cc: Susan S. Elks, AICP, Chester County Planning Commission
Mason Gilbert, Chester County Planning Commission

THANK YOU FOR YOUR BUSINESS! PAYMENT IS DUE WITHIN 30 DAYS OF INVOICE DATE.

Any discrepancies, deductions, vacancies, requests for credits or changes must be advised within 30 days of the date of this invoice or contents of the invoice will be deemed accurate. A 1.5% monthly service charge (18% per year) is due and payable on overdue balances. Client is responsible for all court costs and reasonable legal fees incurred by Theurkauf Design & Planning LLC in efforts to collect unpaid amounts based on this invoice.

Theurkauf Design and Planning LLC
0321-08 - prpc/vpp/regional comp plan - **Time and Expenses**

Date	Timekeeper	Task/Description	Time	Rate	Fee	Expenses	Total
3/2/2021	Theurkauf	implementation plan	0.25	\$ 125.00	\$ 31.25		\$ 31.25
3/3/2021	Theurkauf	Implementation plan; consistency statement	2	\$ 125.00	\$ 250.00		\$ 250.00
3/4/2021	Theurkauf	Consistency statement	1.75	\$ 125.00	\$ 218.75		\$ 218.75
3/5/2021	Theurkauf	Implementation Plan, Consistency statement; Workshop 6 agenda, packet, ppt	4.5	\$ 125.00	\$ 562.50		\$ 562.50
3/8/2021	Theurkauf	Implementation Plan, Consistency statement; Workshop 6 agenda, packet, ppt	0.375	\$ 125.00	\$ 46.88		\$ 46.88
3/14/2021	Theurkauf	comm w WPT re adoption schedule	0.25	\$ 125.00	\$ 31.25		\$ 31.25
3/26/2021	Theurkauf	review a Porter comments	0.25	\$ 125.00	\$ 31.25		\$ 31.25
3/3/2021	KSM	Format Section 12 Implementation narrative	0.125	\$ 75.00	\$ 9.38		\$ 9.38
3/8/2021	KSM	Section 13 cover image; update narrative images	5.25	\$ 75.00	\$ 393.75		\$ 393.75
3/9/2021	KSM	Section 13 cover image; update narrative images	4	\$ 75.00	\$ 300.00		\$ 300.00
	TOTALS		18.75		\$ 1,875.00	\$ -	\$ 1,875.00



PHOENIXVILLE REGIONAL PLANNING COMMITTEE

Charlestown • East Pikeland • Phoenixville • Schuylkill • West Pikeland • West Vincent

TO: Chester County Commissioners

FROM: Phoenixville Regional Planning Committee
Edward A. Theurkauf, RLA, ASLA, APA, Theurkauf Design & Planning, LLC

DATE: April 21, 2021

RE: SUPPORT FOR CHESTER COUNTY VISION PARTNERSHIP PROGRAM

The Phoenixville Regional Planning Committee (PRPC) hereby expresses enthusiastic support of the Chester County Commissioners' Vision Partnership Program (VPP). In 2021, 40 of Chester County's 73 municipalities are benefitting directly from essential VPP funding and technical support for current or recently completed projects. In fact, VPP funded plans, ordinances, and planning studies constitute Chester County's single most effective tool for implementing the goals and policies of the Landscapes3 County Comprehensive Plan.

The PRPC is a coalition of Phoenixville Borough, Charlestown Township, East Pikeland Township, Schuylkill Township, West Pikeland Township, and West Vincent Township that coordinates efforts to advance regional common interests. The PRPC operates under a Regional Comprehensive Plan and Implementation Agreement to direct growth into established communities and designated growth areas, to maximize the efficient use of existing public infrastructure, and to preserve the Region's rural areas, environmental resources, and historic buildings and landscapes.

The VPP facilitated the 2019 Phoenixville Regional Comprehensive Plan update to implement Landscapes3 policies for land use and sustainable growth, environmental protection, energy conservation, housing, economic development, infrastructure and public facilities, parks and open space, transportation, and historic and cultural resources. Beginning in 2020, the PRPC has built on this success with the addition of new member West Pikeland Township, also made possible through VPP funding.

The support of VPP and the Chester County Planning Commission has been indispensable to PRPC and each of its member municipalities in promoting our Regional and County-wide exceptional quality of life and the preservation of signature landscapes that are keys to our mutual success. The PRPC encourages the Chester County Board of Commissioners to maintain a robust level of funding and advocacy for this essential program.

cc:

PRPC Governing Representatives

Richard Kirkner
Hugh Willig
Rusty Strauss
Mark Donovan
Charlie Humphreys
Sara Shick

Planning Commissioners/Alternates

Debra Johnston
Bill Westhafer/Wendy Leland
Ron Hoinowski
Curt English

Art Miller/Mike Schneider

Municipal Managers

Jean Krack
Linda Csete
Kimberly Moretti
EJ Mentry
Jim Wendelgass
John Granger

Catherine Anne Porter, Smith & Porter, PC
Susan Elks, AICP, Planning Services Director, Chester County

Chester County Board of Commissioners
313 West Market Street, Suite 6202
West Chester, PA 19380

(Date)

Re: **Support for Chester County's Vision Partnership Program**

Dear Chester County Commissioners,

(Municipality) hereby expresses its enthusiastic support of the Chester County Commissioners' Vision Partnership Program (VPP). In 2021, 40 of Chester County's 73 municipalities are benefitting directly from essential VPP funding and technical support for current or recently completed projects. In fact, VPP funded plans, ordinances, and planning studies constitute Chester County's single most effective tool for implementing the goals and policies of the Landscapes3 County Comprehensive Plan.

(Municipality) is a member of the Phoenixville Regional Planning Committee (PRPC) a coalition of Phoenixville Borough, Charlestown Township, East Pikeland Township, Schuylkill Township, West Pikeland Township, and West Vincent Township that coordinates efforts to advance regional common interests. The VPP is facilitating the 2021 Phoenixville Regional Comprehensive Plan update to implement Landscapes3 policies for land use and sustainable growth, environmental protection, energy conservation, housing, economic development, infrastructure and public facilities, parks and open space, transportation, and historic and cultural resources. In addition, (Municipality) has utilized VPP funding to and support for:

- (specific projects undertaken with VPP support)
-
-

The support of VPP and the Chester County Planning Commission has been indispensable to (Municipality) in promoting our Local and County-wide exceptional quality of life and the preservation of signature landscapes that are keys to our mutual success. (Municipality) encourages the Chester County Board of Commissioners to maintain a robust level of funding and advocacy for this essential program.

Sincerely yours,

(Manager and/or Governing Officials, Municipality)