

PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 133

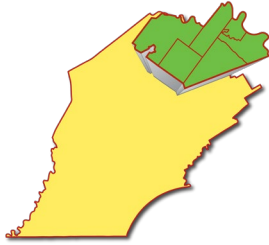
January 27, 2021

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/Julie Foster
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



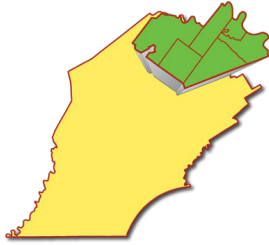
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1	CALL TO ORDER
1.1	Meeting 133 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:30 PM by Chairman Rusty Strauss.
2	ROLL CALL
2.1	Member representatives were present as noted on page 1.
3	REORGANIZATION
3.1	<u>Chair</u> – Sara Shick nominated Rusty Strauss as Chairman, seconded by Hugh Willig, and affirmed by unanimous assent.
3.2	<u>Vice Chair</u> - Sara Shick nominated Hugh Willig as Vice Chairman, seconded by Rich Kirkner, and affirmed by unanimous assent.
3.3	<u>Secretary</u> – Rich Kirkner nominated Sara Shick as Secretary, seconded by Mark Donovan, and affirmed by unanimous assent.
3.4	<u>Membership Roster</u> - The draft 2021 Roster of PRPC Member representatives and contacts was reviewed and approved, pending possible future revision as needed.
3.5	<u>Consultants</u> <ul style="list-style-type: none"> • Rusty Strauss motioned that Theurkauf Design & Planning be retained as 2021 Planning Consultant, seconded by Hugh Willig, and affirmed by unanimous assent. • Rusty Strauss motioned that Smith and Porter be retained as 2021 Solicitor, seconded by Sara Shick, and affirmed by unanimous assent.
4	APPROVAL OF MINUTES
4.1	A motion to approve meeting 132 minutes as drafted was made by Rich Kirkner, seconded by Charlie Humphreys, and approved unanimously.
5	INVOICE APPROVALS
5.1	The following invoices were considered: <ul style="list-style-type: none"> • Theurkauf Design & Planning, LLC, #1220-07 - \$ 1,413.03. Rich Kirkner noted that the Phoenixville Approval Sheet incorrectly referenced #1120-07. However, it was also noted that the amount and descriptions on the Theurkauf submittals were correct. A motion to approve the invoice was made by Rich Kirkner, seconded by Hugh Willig, and approved unanimously. • Theurkauf Design & Planning, LLC, #1220-09 for VPP/Comprehensive Plan - \$ 493.75. A motion to approve the invoice was made by Rich Kirkner, seconded by Sara Shick, and approved unanimously. • Smith and Porter, PC, #PRPC-278 and #PRPC-288, totaling \$ 476.00. A motion to approve the invoice was made by Sara Shick, seconded by Rich Kirkner, and approved unanimously.



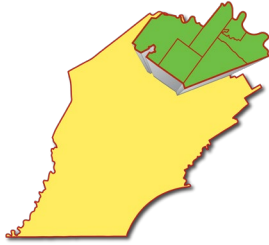
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6	CORRESPONDENCE
6.1	There was no correspondence.
7	NEW BUSINESS
7.1	<p><u>Consistency Review – East Pikeland/Kimberton Low Impact Development (KLID) Overlay Zoning District</u></p> <p>A proposed Kimberton Low Impact Development (KLID) zoning overlay district is intended to facilitate low environmental impact and age restricted development in the KV - Kimberton Village and KR – Kimberton Residential zoning districts. Density bonuses apply to each type of development, and the bonuses are cumulative for age restricted developments that are also built to the standards of low impact developments.</p> <p>The Consistency Review concluded that the proposed KLID overlay district is consistent with the Phoenixville Regional Comprehensive Plan in terms of Energy Conservation and Sustainability, Housing, Economic Development, Community Facilities, and Cultural Resources.</p> <p>The KLID overlay district is also consistent with the Land Use Plan, but a clarification regarding the calculation of tract density is recommended.</p> <p>The KLID overlay district should be revised for consistency with the Parks, Recreation and Open Space Plan and with the Transportation Plan by including requirements for active recreation and to facilitate development of the Pickering Valley Rail Trail.</p> <p>A motion to approve the Consistency Review as drafted was made by Rich Kirkner, seconded by Mark Donovan, and approved unanimously.</p>
7.2	<p><u>Consistency Review – East Pikeland/C-MU Overlay Zoning District</u></p> <p>A developer proposal would amend the zoning ordinance to include a new C/MU – Commercial Mixed-Use Overlay District (CMOD). The proposed CMOD would add new residential use provisions from the Township’s MU – Mixed-Use Development District to four specific parcels within the C – Commercial District. The CMOD would permit apartments, townhouses, stacked townhouses, and all of the commercial uses otherwise permitted in the C – Commercial District, excepting certain high intensity conditional uses. In addition, the CMOD incorporates the design, buffering, and streetscape standards of the MU district.</p> <p>The Consistency Review concluded that the proposed C/MU – Commercial Mixed-Use Overlay District (CMOD) is generally consistent with the Phoenixville Regional Comprehensive Plan in terms of Housing and with the Energy Conservation and Sustainability Plan.</p> <p>The CMOD requires revision for consistency with the Land Use Plan and with the Economic Development Plan, including requirements to improve existing commercial facilities within a development to be upgraded with unifying, pedestrian friendly features to integrate residential and</p>



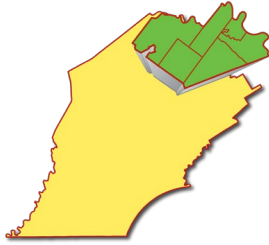
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	<p>commercial uses.</p> <p>A motion to approve the Consistency Review as drafted was made by Sara Shick, seconded by Rich Kirkner, and approved unanimously.</p>
7.3	<p><u>Consistency Review – Charlestown/Equestrian Use Ordinance</u></p> <p>Charlestown Township is considering zoning ordinance amendments to regulate equestrian uses. The proposed ordinance defines various categories of principal and accessory equestrian uses, including types of commercial activities and facilities permitted. The draft ordinance includes building and impervious cover limits, setback requirements, bulk standards for indoor riding facilities, requirements for passenger vehicle and horse transport parking, and limits on the maximum number of horses based on property size.</p> <p>The Consistency Review concluded that the proposed Equestrian Use ordinance is consistent with the Phoenixville Regional Comprehensive Plan in terms of the Plans for Economic Development and for Parks, Recreation, and Open Space.</p> <p>The proposed Equestrian Use ordinance is inconsistent with the Land Use Plan and should be revised to reduce the allowable size of Indoor Riding Arenas and to establish limits to the participant numbers and duration of Equestrian Events to be in keeping with the character of Rural and Low Density Residential Areas.</p> <p>The proposed Equestrian Use ordinance is inconsistent with the Environmental Resources Plan and should be revised to incorporate appropriate safeguards within Special Protection watersheds, including 150 foot stream setbacks for manure storage, enhanced stormwater quality and volume controls for Indoor Riding Arenas, and tighter limits on pasture occupancy or appropriate management strategies to prevent overgrazing.</p> <p>A motion to approve the Consistency Review as drafted was made by Hugh Willig, seconded by Sara Shick, and approved unanimously.</p>
7.4	<p><u>2020 PRPC Annual Report</u></p> <p>Ed Theurkauf presented the draft PRPC Annual Report describing membership and activities undertaken by the PRPC in 2020.</p> <p>A motion to approve the draft 2020 PRPC Annual Report was made by Rusty Strauss, seconded by Mark Donovan, and approved unanimously.</p>
7.5	<p><u>2021 Work Plan</u></p> <p>Ed Theurkauf presented a draft work plan for 2021 that included completion of the Regional Comprehensive Plan update, implementation of the Regional Trail Plan, actions to implement the Regional Comprehensive Plan, and discussions of Regional Transferrable Development Rights.</p>



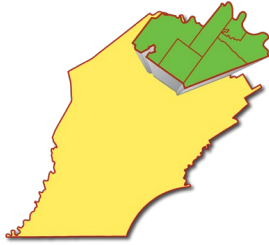
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	<p>Rusty Strauss and Charlie Humphreys suggested adding implementation of Clean Energy and Sustainability measures as a Work Plan item.</p> <p>A motion to approve the draft 2021 PRPC Work Plan as amended was made by Sara Shick, seconded by Charlie Humphreys, and approved unanimously.</p>
7.6	<p><u>Schuylkill River Heritage Center – “A Path to Freedom”</u> Barbara Cohen described a grant funded initiative to upgrade the technology for SRHC interactive exhibits. SRHC is proposing a new exhibit focusing on the 1800s Abolitionist movement and activities in Chester County, to be titled “A Path to Freedom”. She asked PRPC members to inform her of any local information, artifacts, or sources that could be made part of the exhibit.</p>
7.7	<p><u>Phoenixville Area Clean Energy Alliance</u> Dennis Ray provided an update on PACEA’s activities regarding a multi-municipal clean energy transition plan. They will be applying for a County VPP grant in February and hope that West Pikeland will join with current collaborators East Pikeland, Schuylkill, and West Vincent in the effort. He also stated that they have received funding support from area businesses.</p>
8	<p>OLD BUSINESS</p>
8.1	<p>There was no old business discussed.</p>
9	<p>MUNICIPAL MEMBER ANNOUNCEMENTS</p>
9.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> • Hugh Willig described a PA Commonwealth Court decision upholding the Township’s denial of a Billboard appeal.
9.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> • Rusty Strauss announced that former Zoning Officer Kisha Tyler has taken a position with Spring City Borough. • He also reported that the Township is looking to hire a stewardship coordinator for the Hidden River Preserve and for open space along French Creek. • There is a sketch application for workforce housing at the corner of 113 and Pothouse Road. • C Raymond Davis has a sketch plan for a CCRC and townhouse community on their property adjacent to the Kimberton Fire Co. • Toll Brothers is seeking a zoning map change to expand the Township’s MU- Mixed Use district
9.3	<p><u>Phoenixville Borough</u></p> <ul style="list-style-type: none"> • Rich Kirkner announced passage of a downtown area mask ordinance with a \$50 fine for noncompliance. • The Borough is considering an amendment to the subdivision/land development ordinance for electric vehicle charging stations at new developments. • A renovation plan for the Masonic Lodge at Church and Main Street for loft apartment use has



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	<p>raised concerns with parking, trash disposal, and affordable housing for veterans.</p> <ul style="list-style-type: none">• Deb Johnston noted that the planning commission had objections to proposed residential development at Gay Street School.
9.4	<p><u>Schuylkill Township</u></p> <ul style="list-style-type: none">• Curt English reported that two small land development applications are before the Zoning Hearing Board, and that otherwise things are quiet.
9.5	<p><u>West Pikeland Township</u></p> <ul style="list-style-type: none">• Charlie Humphreys described a 68 acre parcel granted from the Dietrich Foundation to the Township as open space.• He also reported on sewage facility planning models for (5) 10 acre lots at Ker Feal.• The Township is working through the insurance settlement for the barn fire at Pine Creek Park.
9.6	<p><u>West Vincent Township</u></p> <ul style="list-style-type: none">• Sara Shick said the Township is setting up a human relations commission.• Hankin wants to change some of their proposed commercial development at Ludwigs Corner to residential. Their apartments are currently being occupied as fast as they build them.• The Open Space Committee is deliberating on what lands to preserve next.
10	PUBLIC COMMENT / Non- Agenda Items
10.1	There was no public comment.
11	ADJOURNMENT
11.1	Rich Kirkner made a motion to adjourn, which was seconded by Sara Shick. Rusty Strauss adjourned the meeting at 9:05 pm.

Respectfully submitted,

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