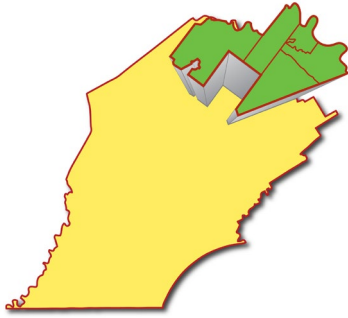


**PHOENIXVILLE REGIONAL PLANNING COMMITTEE**  
 Minutes of Meeting 121  
 September 25, 2019

Members of the Phoenixville Regional Planning Committee:<sup>1</sup>

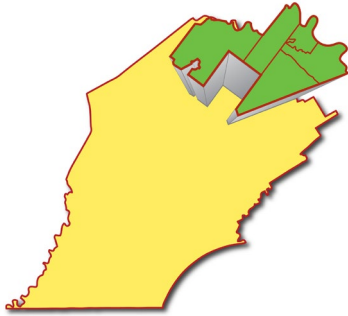
<b><u>Municipality / Organization</u></b>	<b><u>Committee Member</u></b>	<b><u>Planning Commission/Alt. Representative</u></b>
Charlestown Township	Hugh Willig	Bill Westhafer/ <b>Wendy Leland</b>
East Pikeland Township	<b>Rusty Strauss</b>	<b>Ron Hoinowski</b>
Phoenixville Borough	<b>Jonathan Ewald</b>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

<sup>1</sup> Bold names indicate attendees at this meeting



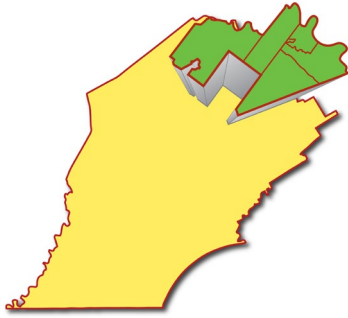
**PHOENIXVILLE REGIONAL PLANNING COMMITTEE**  
 Minutes of Meeting 121  
 September 25, 2019

1	<b>CALL TO ORDER</b>
1.1	Meeting 121 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:32 PM by Chairman Jon Ewald.
2	<b>ROLL CALL</b>
2.1	Member representatives were present as noted on page 1.
3	<b>APPROVAL OF MINUTES</b>
3.1	A motion to approve meeting 120 minutes as drafted was made by Rusty Strauss, seconded by George Dulchinos, and approved unanimously.
4	<b>INVOICE APPROVALS</b>
4.1	The following invoices were considered: <ul style="list-style-type: none"> <li>• Theurkauf Design &amp; Planning, LLC, #0819-05 - \$1,914.85</li> <li>• Theurkauf Design &amp; Planning, LLC, VPP funded Comprehensive Plan, #0819-08 - \$392.55</li> <li>• Theurkauf Design &amp; Planning, LLC, VPP application to include W. Pikeland, #0819-18 - \$2,406.25</li> </ul> A motion to approve the invoices was made by Rusty Strauss, seconded by Mark Donovan, and approved unanimously.
5	<b>CORRESPONDENCE</b>
5.1	There was no correspondence.
6	<b>NEW BUSINESS</b>
6.1	<p><u>Consistency Review – Phoenixville Zoning Ordinance Amendments</u></p> <p>The Borough of Phoenixville proposes changes to its zoning map to expand the CD Corridor Development District. In addition, proposed changes include design standards governing infill lot design, a new self-storage use in the I Industrial District, placement of mechanical equipment, vehicular access to buildings, garage and parking configurations for residential uses, street trees, and screening of mechanical equipment and utilities.</p> <p>Theurkauf Design &amp; Planning reviewed the proposed zoning map and text ordinance amendments and found them to be consistent with the Phoenixville Regional Comprehensive Plan (PRCP).</p> <p>A motion to approve the Consistency Review as drafted was made by Rusty Strauss, seconded by George Dulchinos, and approved unanimously.</p>
6.2	<p><u>Consistency Review – Luxor Apartment Development – Phoenixville Borough</u></p> <p>The plan proposes redevelopment of an approximately 4 acre vacant industrial site adjacent to SteelTown Village, DeSanno Baseball Field, and a residential property. The plan indicates a 204 unit luxury apartment building with underground deck parking and a 138-space surface parking lot at the west end of the lot. Vehicular access is proposed from Wheatland Street. Proposed outdoor recreation space consists of an 11,500 square foot internal courtyard, an approximately 4,200 square foot patio and pool, and an 800</p>



**PHOENIXVILLE REGIONAL PLANNING COMMITTEE**  
 Minutes of Meeting 121  
 September 25, 2019

	<p>square foot dog park.</p> <p>Theurkauf Design &amp; Planning reviewed the plan and found the proposed Luxor development to be generally consistent with the Phoenixville Regional Comprehensive Plan in terms of use and development. However, the following changes are recommended to advance other goals and objectives of the PRCP:</p> <ul style="list-style-type: none"> <li>• Offsite connections should be provided to Mason Street and Paradise Street for multimodal access to trails, public transit and nearby destinations.</li> <li>• The building should have architectural treatments and entrances that integrate it with the streetscape.</li> <li>• Renewable energy and sustainable construction practices should be utilized.</li> <li>• Housing affordability recommendations should be considered.</li> <li>• Green infrastructure for habitat, surface and groundwater protection should be incorporated.</li> <li>• A recreational program for the development should be provided.</li> <li>• Public transportation access should be improved.</li> </ul> <p>A representative of the developer was present and added the following in response to questions raised by Committee members and the audience:</p> <ul style="list-style-type: none"> <li>• Impervious cover will be reduced to less than the existing condition.</li> <li>• They are remediating existing environmental hazards.</li> <li>• There will be 205 small apartment units targeted to a young (age approximately 30) single occupancy demographic.</li> <li>• They are supportive of bicycle accessibility and trails, as these are highly desired by the target market.</li> <li>• Rusty Strauss inquired about the need for intersection/signalization improvements at Mason Street and Nutt Road. Jon Ewald stated that the Borough is working on the matter, but that so far PennDOT says a signal is not warranted.</li> </ul> <p>A motion to approve the Consistency Review as drafted was made by Rusty Strauss, seconded by George Dulchinos, and approved unanimously.</p>
7	<b>OLD BUSINESS</b>
7.1	<p><u>Regional Comprehensive Plan Update Municipal Adoption</u></p> <p>As of September 16, all Member municipalities have adopted the 2019 Phoenixville Regional Comprehensive Plan. Upon receipt of the last of the municipal resolutions, the document will be published and posted on line.</p>
7.2	<p><u>PRPC Membership Expansion – County Vision Partnership Program (VPP) Grant Application</u></p> <p>Draft VPP grant application materials were reviewed and accepted. West Pikeland Manager Jim Wendelgass was present and described a municipal public hearing regarding the Township joining PRPC. He reported that no opposition was expressed. Upon receipt of the Municipal Letters of Commitment, Ed Theurkauf will submit the VPP grant application on behalf of PRPC.</p>



**PHOENIXVILLE REGIONAL PLANNING COMMITTEE**  
Minutes of Meeting 121  
September 25, 2019

8	<b>MUNICIPAL MEMBER ANNOUNCEMENTS</b>
8.1	<u>Charlestown Township</u> <ul style="list-style-type: none"><li>Wendy Leland remarked on the success of the September 14 Charlestown Day. She expressed thanks to Theurkauf Design &amp; Planning for sponsoring the event.</li></ul>
8.2	<u>East Pikeland Township</u> <ul style="list-style-type: none"><li>Rusty Strauss announced the Kimberton Arts and Music Festival scheduled for September 28.</li><li>Ron Hoinowski described planning commission discussions on low impact development and sustainability.</li></ul>
8.3	<u>Phoenixville Borough</u> <ul style="list-style-type: none"><li>Jon Ewald reported that French Creek West will be under Borough consideration in October.</li></ul>
8.4	<u>Schuylkill Township</u> <ul style="list-style-type: none"><li>Mark Donovan had nothing to report.</li></ul>
8.5	<u>West Vincent Township</u> <ul style="list-style-type: none"><li>George Dulchinos had nothing to report.</li></ul>
9	<b>PUBLIC COMMENT / Non- Agenda Items</b>
9.1	<ul style="list-style-type: none"><li>Sara Shick announced the West Vincent Sustainability Fair October 19, coinciding with the Chester County Clean Energy Tour. She also inquired about universal PRPC member support of the Ready for 100% Renewable Energy initiative.</li></ul>
10	<b>ADJOURNMENT</b>
10.1	Rusty Strauss moved to adjourn. Jon Ewald adjourned the meeting at 8:12 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'E. Theurkauf'.

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