



**PHOENIXVILLE REGIONAL PLANNING COMMITTEE**

Minutes of Meeting 114

January 30, 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	<b>Hugh Willig</b>	Bill Westhafer/Wendy Leland
East Pikeland Township	<b>Rusty Strauss</b>	<b>Ron Hoinowski</b>
Phoenixville Borough	<b>Jonathan Ewald</b>	<b>Debra Johnston</b> /Richard Kirkner
Schuylkill Township	<b>Mark Donovan</b>	<b>Curt English</b> /Susan Guerette
West Vincent Township	<b>John Jacobs</b>	<b>George Dulchinos</b> /Mike Schneider
Chester County	Susan Elks	Carol Stauffer/Jaime Jilozian
<b><u>Consultants</u></b>		
Theurkauf Design & Planning, LLC	<b>Edward A. Theurkauf</b>	<b>Tracy Lee Tackett</b>
Smith and Porter, P.C.	Catherine Anne Porter	

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



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1	<b>CALL TO ORDER</b>
1.1	Meeting 114 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:32 PM by Chairman Jon Ewald.
2	<b>ROLL CALL</b>
	Member representatives were present as noted on page 1.
3	<b>REORGANIZATION</b>
3.1	<ul style="list-style-type: none"> <li>• <u>Chair</u> – Jonathan Ewald was nominated by Rusty Strauss, seconded by Hugh Willig, and appointed as Chairman by unanimous assent.</li> </ul>
3.2	<ul style="list-style-type: none"> <li>• <u>Vice Chair</u> – Rusty Strauss was nominated by John Jacobs, seconded by Mark Donovan, and appointed as Vice Chairman by unanimous assent.</li> </ul>
3.3	<ul style="list-style-type: none"> <li>• <u>Secretary</u> - Hugh Willig was nominated by Rusty Strauss, seconded by John Jacobs, and appointed as Secretary by unanimous assent.</li> </ul>
3.4	<ul style="list-style-type: none"> <li>• The 2019 Roster of PRPC Member representatives and contacts was reviewed and approved.</li> </ul>
4	<b>APPROVAL OF MINUTES</b>
4.1	A motion to approve meeting 113 minutes was made by Hugh Willig, seconded by Rusty Strauss, and approved unanimously.
5	<b>INVOICE APPROVALS</b>
5.1	<p>The following invoices were considered:</p> <ul style="list-style-type: none"> <li>• Theurkauf Design &amp; Planning, LLC, November 30, 2018 - \$1,293.42</li> <li>• Theurkauf Design &amp; Planning, LLC, December 31, 2018 - \$1,515.00</li> <li>• Theurkauf Design &amp; Planning, LLC, VPP funded Comprehensive Plan, November 30, 2018 - \$3,222.50</li> <li>• Theurkauf Design &amp; Planning, LLC, VPP funded Comprehensive Plan, December 31, 2018 - \$4,546.89</li> <li>• Smith and Porter, P.C., December 31, 2018 - \$1,904.00</li> </ul> <p>A motion to approve the invoices was made by Rusty Strauss, seconded by Mark Donovan, and approved unanimously.</p>
6	<b>CORRESPONDENCE</b>
6.1	<ul style="list-style-type: none"> <li>• Smith and Porter request for reappointment</li> <li>• Emails between Wendy Leland, Ed Theurkauf, and Anne Porter re municipal zoning and land use obligations</li> <li>• Emails between Ed Theurkauf and municipal managers re Comp Plan Public Workshop #3</li> <li>• Emails between PRPC and West Pikeland Township re expanding membership</li> </ul>



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7	<b>NEW BUSINESS</b>
7.1	<p><u>2019 PRPC Consultants</u></p> <ul style="list-style-type: none"> <li>• <u>Solicitor</u> – A motion to reappoint Smith and Porter, P.C. was made by Rusty Strauss, seconded by Hugh Willig, and approved unanimously.</li> <li>• <u>Planner</u> - A motion to reappoint Theurkauf Design &amp; Planning, LLC was made by Rusty Strauss, seconded by Hugh Willig, and approved unanimously.</li> </ul>
7.2	<p><u>2018 PRPC Annual Report</u></p> <ul style="list-style-type: none"> <li>• A motion to approve the 2018 PRPC Annual Report was made by Rusty Strauss, seconded by Hugh Willig, and approved unanimously.</li> </ul>
7.3	<p><u>2019 Work Plan</u></p> <p>The 2019 PRPC Work Plan consists of:</p> <ul style="list-style-type: none"> <li>• Completion, public review, and adoption of the 2019 Phoenixville Regional Comprehensive Plan update</li> <li>• Implementation of the Regional Trail Plan</li> <li>• Consideration of PRPC membership expansion</li> </ul>
7.4	<p><u>PRPC Membership Expansion</u></p> <ul style="list-style-type: none"> <li>• Outreach to other municipalities to expand PRPC membership was discussed. Specifically, communications with West Pikeland Township indicates that they may be interested in joining. Rusty Strauss and Theurkauf Design &amp; Planning have prepared an educational presentation on the PRPC to be delivered by Jon Ewald and Rusty at the February 18 meeting of West Pikeland’s Board of Supervisors.</li> </ul>
7.5	<p><u>Regional Sharing of Land Use Obligations</u></p> <ul style="list-style-type: none"> <li>• PRPC Solicitor Anne Porter authored a memorandum describing MPC provisions and supporting case law allowing “fair share” land use obligations to be allocated regionally rather than fully accommodated by each municipality. She will be invited to attend the March 27 PRPC meeting to discuss.</li> <li>• George Dulchinos inquired whether the draft Regional Comprehensive plan update specifically mentions billboards as a use. This led to a broader discussion regarding the desired level of specificity in land use categories in a Comprehensive Plan.</li> <li>• A former Supervisor of Schuylkill Township remarked that inter-municipal shared land use obligation was one of the prime rationales for forming the PRPC.</li> </ul>
8	<b>OLD BUSINESS</b>
8.1	<p><u>East Pikeland Zoning Amendments</u></p> <p>In order to avoid zoning noncompliance issues at a development ordered by Court Settlement, East Pikeland is considering a zoning map change to incorporate certain lands currently zoned R-1 Residential into the R-3 Residential District, which permits smaller lot sizes and higher densities. In addition, Mixed Residential with Age Restricted Housing is proposed as a new R-3 permitted use, with accompanying area</p>



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	<p>and bulk standards. PRPC Alternate Planner Tracy Tackett, AICP described the findings of her Zoning Consistency Review:</p> <ul style="list-style-type: none"> <li>• The proposal to rezone approximately 200 acres of R-1 rural zoned property to R-3 medium density together with the creation of an R-3 Mixed Residential use classification is found to be <b>not generally consistent</b> with the 2008 PRCP Future Land Use Map and the Land Use Chapter of the 2008 PRCP. In accordance with the Phoenixville Region Intergovernmental Cooperative Implementation Agreement for Regional Planning (Implementation Agreement), East Pikeland Township should take one of the following actions to correct the inconsistencies:             <ol style="list-style-type: none"> <li>1. Modify the proposed ordinance or amendment to eliminate the inconsistencies and resubmit the proposal under the procedure set forth in the Implementation Agreement.</li> <li>2. Initiate a request to amend the Regional Comprehensive Plan in accordance with Section XV of the Implementation Agreement.</li> <li>3. Submit a request for dispute resolution as provided for in Section XVII of the Implementation Agreement.</li> <li>4. Notify the Committee that the ordinance or amendment has been withdrawn from consideration.</li> </ol> </li> <li>• PRPC members discussed the scenarios depending on whether East Pikeland proceeds to adopt the ordinance amendments and files a request to amend the Regional Comprehensive Plan for consistency. It was noted that the amendments would be consistent with the Land Use Plan element of the draft Regional Comprehensive Plan update, expected to be adopted in 2019.</li> <li>• Tracy Tackett was directed to contact Solicitor Anne Porter for her legal opinion on the matter.</li> <li>• A motion to approve the Zoning Consistency Review as drafted was made by Hugh Willig, seconded by John Jacobs, and approved unanimously.</li> </ul>
8.2	<p><u>Phoenixville Regional Comprehensive Plan – Public Participation Workshop #3</u></p> <ul style="list-style-type: none"> <li>• Public Participation Workshop #3 will be held at 7:00 PM on February 27, 2019 at Phoenixville Borough Hall.</li> <li>• Ed Theurkauf was directed to provide advertising copy for posting on Member Municipal websites and social media.</li> </ul>
9	<p><b>MUNICIPAL MEMBER ANNOUNCEMENTS</b></p>
8.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> <li>• No news to report.</li> </ul>
8.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> <li>• Rusty Strauss described Township interest in promoting affordable housing.</li> <li>• Ron Hoinowski reported on grant funding for sidewalk improvements along the Route 23/724 corridor.</li> <li>• Rusty inquired on the status of the Fillmore Street extension through Phoenixville. Jon Ewald replied that the matter is in litigation.</li> </ul>



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8.3	<u>Phoenixville Borough</u> <ul style="list-style-type: none"><li>• Jon Ewald described a 197 DU apartment sketch plan for deSanno Field.</li><li>• He also reported on French Creek West's proposal to increase the height of a planned apartment building.</li><li>• Jon also noted the vacancy of the former K Mart building.</li></ul>
8.4	<u>Schuylkill Township</u> <ul style="list-style-type: none"><li>• Mark Donovan described a new alternate sketch plan for the Reeves property.</li><li>• He also reported on a DCNR grant for improvement of Valley Park Park.</li></ul>
8.5	<u>West Vincent Township</u> <ul style="list-style-type: none"><li>• John Jacobs stated that there has been little public interest in planning commission meetings where Kimberton Village rezoning was discussed.</li><li>• He also noted the opening of a public trail at Bryn Coed Farms.</li></ul>
9	<b>PUBLIC COMMENT / Non- Agenda Items</b>
9.1	Sara Shick asked about the disposition of the Graham property in East Pikeland. Rusty Strauss replied that different conservation mechanisms were under discussion.
10	<b>ADJOURNMENT</b>
10.1	A motion to adjourn was made by Rusty Strauss. Jon Ewald adjourned the meeting at 9:07 pm.

Respectfully submitted,

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