

PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

DRAFT Minutes of Meeting 156

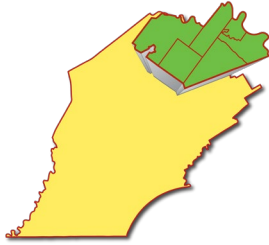
February 22, 2023

Member Representatives 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	Mike Richter /Bill Westhafer
East Pikeland Township	Rusty Strauss	Ron Hoinowski
Phoenixville Borough	Richard Kirkner	Debra Johnston (arrived 7:40)
Schuylkill Township	Danielle Jouenne	Barbara Cohen
West Pikeland Township	Richard Bright (arrived 7:40)	Lisa Lacroix
West Vincent Township	Sara Shick	Art Miller/ John Granger
Chester County	Joe Shanley	Bill Deguffroy
<u>Consultants</u>		
Theurkauf Design & Planning, LLC	Edward A. Theurkauf	Nanci Sarcinello
Smith and Porter, P.C.	Catherine Anne Porter	

This meeting was held virtually via Zoom.

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



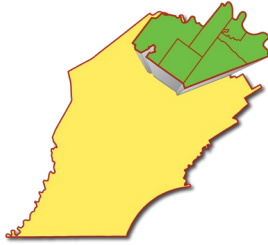
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1	CALL TO ORDER
1.1	Meeting 156 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:32 pm by Chairman Rusty Strauss.
2	ROLL CALL
2.1	Member representatives were present as indicated on page 1.
3	APPROVAL OF MINUTES
3.1	Danielle Jouenne proposed a correction to note Laurie Getz attending as Alternate Schuylkill Township representative. A motion to approve meeting 155 minutes as amended was made by Lisa Lacroix, seconded by Hugh Willig, and approved without objection. Rich Kirkner and Danielle Jouenne abstained.
4	INVOICE APPROVALS
4.1	The following invoice was considered: <ul style="list-style-type: none"> Theurkauf Design & Planning, LLC, #0123-04 - \$ 1,517.77. A motion to approve the invoice as submitted was made by Rich Kirkner, seconded by Lisa Lacroix, and approved unanimously.
5	CORRESPONDENCE
5.1	There was no correspondence.
6	NEW BUSINESS
6.1	There was no new business.
7	OLD BUSINESS
7.1	<u>2023 Roster of PRPC Member Representatives and Contacts</u> The updated Roster was submitted for informational purposes.
7.2	<u>Northern Chester County Clean Energy Future Update</u> Rusty Strauss reported that East Pikeland, Schuylkill, and West Pikeland, are holding a joint stakeholders meeting on March 1. Consultant responsibilities should be completed within the next couple months.
7.3	<u>PRPC Trail Committee</u> A Trail Committee progress meeting is scheduled for February 23. PRPC will be updated at the March 29 meeting.
7.4	<u>2023 Work Plan</u> PRPC priority initiatives for 2023 were discussed as follows: <ul style="list-style-type: none"> Cellular Communications – Rusty Strauss stated that East Pikeland leases a tower to Verizon and receives significant payments. Verizon has offered to buy the tower, but the Township is



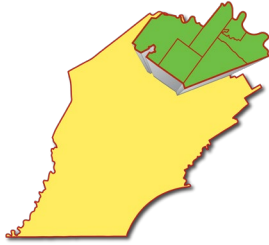
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	<p>uninterested in a sale.</p> <p>John Granger reported that West Vincent has been in discussions with two carriers for potential locations at the Township building and at Opalanie Park. Colocation on a silo has been discussed. Danielle Jouenne cited her duties in negotiating cell tower leases, and said that these are highly desired by the carriers.</p> <ul style="list-style-type: none"> • Environmental Resource Protection - Rich Kirkner said that Phoenixville is approaching buildout and would be interested in stronger environmental protection standards to protect what little remains of natural resources. • Affordable Housing – Rich Kirkner stated that a regional affordable housing plan is of interest, adding that with revitalization Phoenixville no longer has a lot of affordable housing. John Granger suggested contacting Urban Land Institute for guidance, and referenced approaches taken in Vancouver among other places. Ed Theurkauf mentioned New Jersey’s required affordable housing set-asides based on the Mount Laurel court decisions. Danielle Jouenne suggested covenants and deed restrictions as mechanisms to secure long term housing affordability. • Traffic – Danielle Jouenne asked about regional traffic congestion mitigation. Joe Shanley will see whether CCPC can have someone in their traffic department address PRPC on the issue. <p>Ed Theurkauf was directed to prepare a background presentation on model environmental protection standards for the March meeting. In addition, he and the member representatives were advised to prepare for continuing discussions on promoting housing affordability.</p>
8	MUNICIPAL MEMBER ANNOUNCEMENTS
8.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> • Hugh Willig reported on a transition at Brightside Farm from active agriculture to meadow habitat enhancement, including an invasive species eradication effort. • The Township will be constructing a 16 acre nature park on Valley Hill Road with a walking path and limited amenities.
8.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> • Rusty Strauss described a Phoenixville Area School District (PASD) plan for a new elementary school on Hares Hill Road. Ron Hoinowski added that PASD hopes to start construction in October 2023, with a planned opening in August 2025. Dennis Ray presented to the Township regarding funding under the Inflation Reduction Act to promote energy efficiency at the new school. • Rusty also described a recent Township strategic planning session, at which all committee/board chairs meet with the Board of Supervisors to discuss past accomplishments and goals for the coming year, and to seek Supervisor’s direction. • Ron reported on various Planning Commission activities, including a Historic Property subdivision on Western Road, sidewalk connectivity projects, and the review of solar energy and workforce housing ordinance provisions.
8.3	<p><u>Phoenixville Borough</u></p> <ul style="list-style-type: none"> • Rich Kirkner announced new conditional use approvals at Phoenixville Plaza, including a drive-



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	<p>through car wash, a Starbucks, and a Pep Boys.</p> <ul style="list-style-type: none"> • Council authorized HARB approval for upper floor additions to Molly Maguire’s and Fenix Bar and Lounge for apartments. The applications still need to proceed through the planning process.
8.4	<p><u>Schuylkill Township</u></p> <ul style="list-style-type: none"> • Danielle Jouenne reported that the proposed Wawa at Route 23 and Whitehorse Road has a pending Zoning Hearing. In light of design concessions by the developer, the Board of Supervisors is not opposing the application. • Schuylkill now has an improved website up and running. • Danielle also noted that the PRPC website states that monthly meetings are held at Schuylkill Township, but the Committee has elected to have meetings virtually in 2023. Ed Theurkauf will advise the Borough to update the web announcement accordingly.
8.5	<p><u>West Pikeland Township</u></p> <ul style="list-style-type: none"> • Richard Bright described a grant award for the Township park and trails connectivity plan. • Lisa Lacroix reported on deer protection for recent tree plantings and a future disk golf course at Pine Creek Park.
8.6	<p><u>West Vincent Township</u></p> <ul style="list-style-type: none"> • John Granger announced that the Township extinguished all of the TDRs it has been holding. • There will be a hearing on March 20 for the Township’s ordinance to rescind two zoning overlay districts for higher intensity and multifamily development.
8.7	<p><u>Chester County Planning Commission</u></p> <ul style="list-style-type: none"> • Nothing to report.
9	PUBLIC COMMENT / Non- Agenda Items
9.1	There was no public comment.
10	ADJOURNMENT
10.1	Rich Kirkner made a motion to adjourn, which was seconded by Lisa Lacroix. Rusty Strauss adjourned the meeting at 8:25 pm.

Respectfully submitted,

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