

PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 134

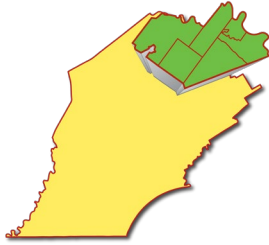
February 24, 2021

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



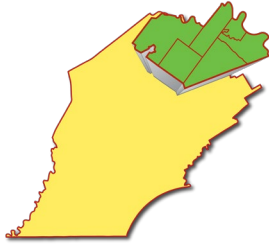
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1	CALL TO ORDER
1.1	Meeting 134 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:34 PM by Chairman Rusty Strauss.
2	ROLL CALL
2.1	Member representatives were present as indicated on page 1.
3	APPROVAL OF MINUTES
3.1	A motion to approve meeting 133 minutes as drafted was made by Sara Shick, seconded by Hugh Willig, 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, #0121-10 - \$ 1,375.27. • Theurkauf Design & Planning, LLC, #0121-06 for VPP/Comprehensive Plan - \$ 1,743.75. <p>A motion to approve the invoices was made by Hugh Willig, seconded by Mark Donovan, and approved unanimously.</p>
5	CORRESPONDENCE
5.1	There was no correspondence.
6	NEW BUSINESS
6.1	<p><u>Consistency Review – Phoenixville/French Creek West, Phase 5</u></p> <p>The plan is for residential development including 272 apartments in four buildings, representing one of six phases that have received preliminary approval for the redevelopment of the former Phoenix Steel site. This final plan differs from the preliminary plan in terms of significant layout changes and 32 additional dwelling units.</p> <p>Ed Theurkauf presented draft findings, which noted areas of consistency and inconsistency with the Regional Comprehensive Plan.</p> <p>Developer representative Christy Flynn then gave a presentation with images providing more detailed descriptions of their proposal.</p> <p>After discussion by PRPC members on the subjects of electric vehicle charging stations, housing affordability, recreation, mixed-use development, streetscape presentation, and pedestrian accessibility, the Consistency Review was finalized with the following conclusion:</p> <p>The French Creek West Phase 5 development is viewed as consistent with the Phoenixville Regional Comprehensive Plan in terms of use and providing for a regionally diverse housing stock. However, the following changes are recommended to advance other goals and objectives of the PRPC:</p>



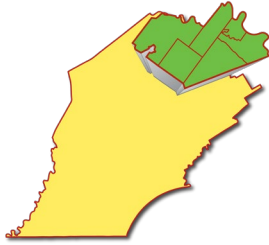
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	<ul style="list-style-type: none"> • Layout and architectural changes are required to create a pedestrian-oriented streetscape environment in the site interior. • Pedestrian connections within the site should be improved. • Naturalized meadow and woodland plantings should be incorporated to a greater extent. • Renewable energy and sustainable construction practices should be utilized. • Housing affordability accommodations should be considered. • Green stormwater infrastructure for surface water and groundwater protection should be incorporated. • Bicycle and pedestrian connection to the Schuylkill River Trail should be improved. • A recreational program for the development should address the needs of all residents. • Public transportation access should be improved. <p>A motion to approve the Consistency Review as revised was made by Mark Donovan, seconded by Charlie Humphreys, and approved unanimously.</p>
6.2	<p><u>Regional Transferable Development Rights</u></p> <p>West Vincent Manager John Granger gave an overview of the concept of Regionally shared Transferable Development Rights (TDRs). He stated that West Vincent had been holding a number of rights over the years, and they wondered about the possibility of transferring those rights to developers outside of West Vincent but within the PRPC Region.</p> <p>PRPC members discussed each municipality’s specific experiences with TDRs and noted some of the hurdles to success that have occurred. This was contrasted with successful TDR efforts in Lancaster County.</p> <p>The members agreed to continue discussions on the topic to see whether Regional TDRs could benefit the Region and its member municipalities.</p>
6.3	<p><u>Phoenixville Area Clean Energy Alliance</u></p> <p>Dennis Ray provided an update on PACEA’s activities regarding a multi-municipal clean energy transition plan. They have applied for a County VPP grant in February on behalf of West Pikeland, East Pikeland, Schuylkill, and West Vincent. East Vincent Township has also expressed potential interest. Dennis also stated that PACEA has received two non-municipal funding pledges.</p>
6.4	<p><u>Chester County A+ Homes Initiative</u></p> <p>County Planning Services Director Susan Elks described the County A+ Homes Initiative to promote housing that is affordable, adaptable, accessible, and aging-friendly. This effort was motivated by demographic and economic changes that have driven an unmet need in Chester County for smaller and financially attainable housing, not just for the poor, but for people of average means. The County is preparing a suite of videos on the subject, and Susan showed a recently completed one on affordable housing in Phoenixville. Future videos will feature senior housing and the role of</p>



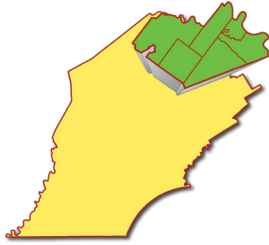
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	affordable housing in employee recruitment and retention.
7	OLD BUSINESS
7.1	<u>2021 Work Plan</u> <ul style="list-style-type: none"> The approved 2021 Work Plan was presented for informational purposes.
7.2	<u>Phoenixville Regional Comprehensive Plan</u> <ul style="list-style-type: none"> Ed Theurkauf described the status of municipal policy element reviews and time line toward completion and adoption.
8	MUNICIPAL MEMBER ANNOUNCEMENTS
8.1	<u>Charlestown Township</u> <ul style="list-style-type: none"> No announcements.
8.2	<u>East Pikeland Township</u> <ul style="list-style-type: none"> Rusty Strauss reviewed current matters under consideration including a Pikeland Commons development and a multifamily proposal for the Davis property. He also described proposed Low impact Development and Workforce Housing ordinances.
8.3	<u>Phoenixville Borough</u> <ul style="list-style-type: none"> Rich Kirkner described proposals for 24 Main Street Lofts apartments (Masonic Hall) and a 60 DU apartment proposal for the former Borough Hall site.
8.4	<u>Schuylkill Township</u> <ul style="list-style-type: none"> Curt English reported that the Township is updating its Act 537 Plan.
8.5	<u>West Pikeland Township</u> <ul style="list-style-type: none"> No announcements.
8.6	<u>West Vincent Township</u> <ul style="list-style-type: none"> Sara Shick introduced new Township Planning Commission representative to PRPC, Art Miller. She also commented on Hankin's proposal to change some of their proposed commercial development at Ludwigs Corner to residential.
9	PUBLIC COMMENT / Non- Agenda Items
9.1	There was no public comment.
10	ADJOURNMENT
10.1	Sara Shick made a motion to adjourn. Rusty Strauss adjourned the meeting at 9:15 pm.



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Respectfully submitted,

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

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