



PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 135

March 31, 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 135 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:33 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 134 minutes as drafted was made by Rich Kirkner, seconded by Mark Donovan, 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, #0221-07 - \$ 1,047.14. • Theurkauf Design & Planning, LLC, #0221-19 for VPP/Comprehensive Plan - \$ 521.88. • Smith and Porter, PC, #PRPC-304 - \$448.00 <p>A motion to approve the invoices was made by Hugh Willig, seconded by Rich Kirkner, and approved unanimously.</p>
5	CORRESPONDENCE
5.1	The 2020 Annual Report of the Pottstown Metropolitan Regional Planning Committee was submitted for informational purposes.
6	NEW BUSINESS
6.1	<p><u>Consistency Review – East Pikeland/Workforce Housing Overlay District</u></p> <p>East Pikeland Township is considering an applicant’s draft Workforce Housing zoning overlay district to facilitate affordable housing. A workforce housing development must have at least 50% of its dwelling units qualifying as affordable as defined by the US Department of Housing and Urban Development (housing cost = 30% or less of area household median income X 0.8). A workforce housing development has a maximum 11 DU/acre, must include minimum 20% open space, must provide shuttle transportation service to public transit, shopping, and cultural resources, and must include an onsite playground or clubhouse. Eligible properties must be at least four acres, zoned in both the C- Commercial and R-4 Residential districts, and must have frontage on both a state and township road.</p> <p>PRPC discussed Ed Theurkauf’s draft consistency review and questioned whether the ordinance’s lack of specific references to pedestrian offsite links merited a finding of inconsistency as noted in the draft. After discussion, the draft review was revised to reflect the following conclusions:</p> <ul style="list-style-type: none"> • The proposed Workforce Housing overlay district is consistent with the Phoenixville Regional Comprehensive Plan in terms of Land Use, Housing, Economic Development, and Parks,



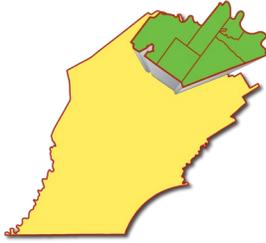
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	<p>Recreation and Open Space.</p> <ul style="list-style-type: none">• Revisions should be considered to advance the aesthetic and pedestrian streetscape character of mixed use areas in accordance with the Land Use Plan, and to promote the objectives of the Energy Conservation and Sustainability Plan.• The Workforce Housing overlay district should be revised for greater consistency with the pedestrian and bicycle accessibility goals of the Transportation Plan. <p>A motion to approve the Consistency Review as revised was made by Mark Donovan, seconded by Rich Kirkner, and approved unanimously.</p>
6.2	<p><u>Consistency Review – Charlestown/Beyond Meat Land Development</u></p> <p>The plan is for demolition of an 11,483 square foot building at a food processing facility, and enlargement of the remaining 74,648 square foot building by 59,980 square feet. In addition, parking areas will be reconfigured and expanded, and expansion of inside cold storage capacity will allow existing exterior refrigerator trailers to be removed. Truck loading areas will be relocated to the west side of the building, and further from adjacent residential development.</p> <p>Ed Theurkauf presented a draft consistency review with the following conclusions:</p> <p>The proposed Beyond Meat land development is viewed as generally consistent with the Phoenixville Regional Comprehensive Plan in terms of use and economic development. The following changes are recommended to advance other goals and objectives of the PRCP:</p> <ul style="list-style-type: none">• Pedestrian connections should be improved if there would be a retail component on site.• Meadows and green roofs should be incorporated to protect Exceptional Value and High Quality watersheds.• Renewable energy and sustainable construction practices should be utilized.• Bicycle infrastructure and connectivity should be funded through recreation fees.• Truck traffic impacts should be assessed and mitigated as necessary. <p>A motion to approve the Consistency Review as drafted was made by Sara Shick, seconded by Charlie Humphreys, and approved unanimously.</p>
6.3	<p><u>Chester County Watersheds Plan Update</u></p> <p>Corey Trego of Chester County Water Resources Authority (CCWRA) presented a draft letter of support for a DCNR grant for the update of the County's <i>Watersheds</i> plan. He described changes in development, land use, population, and frequency/duration/severity of storms since adoption of the original <i>Watersheds</i> plan in 2002 that make the update necessary. He requested that the PRPC sign the letter to demonstrate the support of Chester County municipalities for grant funding for this effort. The PRPC discussed revising the draft letter on PRPC letterhead, to be signed by Rusty and submitted on behalf of PRPC. In addition, PRPC would provide the CCWRA draft to the member</p>



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	<p>municipalities so that they could individually sign on in support of the grant application.</p> <p>A motion was made by Rusty Strauss to submit a letter of support from PRPC, which was seconded by Sara Shick, and approved unanimously.</p>
7	OLD BUSINESS
7.1	<ul style="list-style-type: none"> There was no old business for discussion.
8	MUNICIPAL MEMBER ANNOUNCEMENTS
8.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> Hugh Willig mentioned future discussions on unbuilt areas of the TND district and the ongoing Beyond Meat application
8.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> Rusty Strauss described the Workforce Housing, Low Impact Development, and Kimberton Square zoning matters previously considered by PRPC.
8.3	<p><u>Phoenixville Borough</u></p> <ul style="list-style-type: none"> Rich Kirkner reported on proposed residential development at Gay Street School, residential conversion of the Masonic Hall, and the Borough's update of building and property maintenance codes. Deb Johnston added that the Planning Commission is dissatisfied with proposed development of the Steelpointe apartments.
8.4	<p><u>Schuylkill Township</u></p> <ul style="list-style-type: none"> Mark Donovan described a municipal stormwater project and the Township update of its Act 537 Plan.
8.5	<p><u>West Pikeland Township</u></p> <ul style="list-style-type: none"> Charlie Humphreys reported that the remnants of the burned barn have been removed from Pine Creek Park.
8.6	<p><u>West Vincent Township</u></p> <ul style="list-style-type: none"> Sara Shick commented on Hankin's proposal to change some of their proposed commercial development at Ludwigs Corner to residential. She also described the Township's interest and prior efforts in providing affordable housing.
9	PUBLIC COMMENT / Non- Agenda Items
9.1	<p>West Pikeland Resident Bryan Maher described a Local Business Festival, to be held on September 18th to promote local businesses who have been hurt by the COVID 19 pandemic. Originally proposed for West Pikeland businesses, he sees a value in making it a regional effort and is thus before the PRPC. So far, he has received support of area businesses but has not yet heard much from local government. Potential locations are Walnut Lane Park, Ludwigs Corner Fairgrounds, and Kimberton</p>



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	Fire Company, although no commitments have been made. He will decide in the coming weeks whether to go ahead with the project, based on the level of interest and support received.
10	ADJOURNMENT
10.1	Sara Shick made a motion to adjourn, which was seconded by Rich Kirkner. Rusty Strauss adjourned the meeting at 8:36 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'EAT', followed by a horizontal line.

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