

PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 158

April 26, 2023

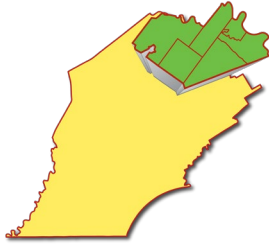
Member Representatives of the Phoenixville Regional Planning Committee:¹

<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 /Terri Woodman
Phoenixville Borough	Richard Kirkner	Debra Johnston
Schuylkill Township	Danielle Jouenne	Barbara Cohen
West Pikeland Township	Richard Bright	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	

Dennis Ray, Chair, East Pikeland Township Environmental Advisory Council was also in attendance.

This meeting was held virtually via Zoom.

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



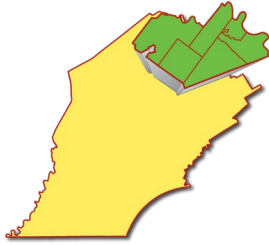
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1	CALL TO ORDER
1.1	Meeting 158 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:32 pm by Chairman Rusty Strauss.
2	ROLL CALL
2.1	Member representatives were present as indicated on page 1.
3	APPROVAL OF MINUTES
3.1	A motion to approve meeting 157 minutes contingent on a correction to item 8.4 to change the date of the Schuylkill Township litter cleanup from April 27 to April 22 was made by Danielle Jouenne, seconded by Sara Shick, and approved unanimously.
4	INVOICE APPROVALS
4.1	The following invoices were considered: <ul style="list-style-type: none"> • Theurkauf Design & Planning, LLC, #0323-14 - \$2,786.52. • Smith and Porter #PRPC-15 - \$1,287.40. A motion to approve the invoices as submitted was made by Barbara Cohen, seconded by Hugh Willig, and approved unanimously.
5	CORRESPONDENCE
5.1	None
6	NEW BUSINESS
6.1	<p><u>Consistency Review – Paradise Village Development – Phoenixville</u></p> <p>This preliminary/final land development plan dated 2-15-23 is for a five story mixed use development on Paradise Street next to the new Borough Fire House, with 200 residential apartments, 8,170 square feet of restaurant and coffee shop space, and 4,500 square feet of office space. The proposal includes parking for 292 cars, an internal courtyard/amenity space, and 28 outdoor market kiosks. The site is along the proposed future alignment of the French Creek Trail and is approximately 500 feet from the Schuylkill River Trail. The property has frontage and vehicular access from Paradise Street and the proposed extension of Hall Street.</p> <p>Debra Johnston commented that the Phoenixville Borough Planning Commission has reviewed the plan and is not satisfied with it. The Borough requires Hall Street to be two-lanes/two-way along the entire proposed extension to accommodate fire trucks. Regarding recommended streetscape improvements on the Paradise Street frontage, Debra commented that the applicant claims it cannot be done due to the parking garage entrance on that side of the building. Regarding the recommended 8-foot sidewalks, Debra commented that the applicant claims it cannot be done due limits caused by the retaining wall along Hall Street and a lack of space on the building site itself (i.e, would have to sacrifice dwelling units, amenities, and/or parking spaces).</p>



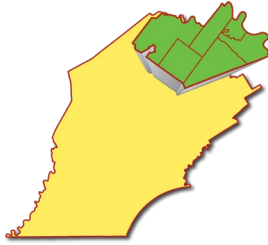
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	<p>Sara Shick commented that there is too much proposed on this parcel.</p> <p>Hugh Willig questioned the riparian buffer requirement, thinking it might be 35-feet rather than 100-feet.</p> <p>Rich Kirkner commented that there are no public park and recreation areas nearby.</p> <p>Debra Johnston commented that the focus of the Borough’s commercial district is one the 100, 200, and 300 blocks of Bridge Street and that the commercial components of the proposed development are too far away. The intention of the outdoor market kiosks is unclear and the Borough does not want it to replace the existing farmers market.</p> <p>Debra Johnston also commented that the proposed development will include EV charging stations.</p> <p>Rusty Strauss commented that the body of the review letter appears to point out more inconsistencies with PRPC policy than are included in the letter’s conclusion, and that more clear and direct wording of the conclusion is needed. The conclusion should more clearly and specifically state where the proposed plan is consistent with PRPC policy and where it is inconsistent, including all inconsistencies mentioned in the body of the letter.</p> <p>Rich Kirkner commented that he wants to be sure a revised review letter would be received and addressed within the plan application’s time clock. The next Borough Planning Commission is May 11.</p> <p>A motion to modify the consistency review to clarify the conclusion, emphasizing the inconsistencies contained in the body of the review, and to forward the revised consistency review to PRPC within one week was made by Barbara Cohen, seconded by Rich Kirkner, and approved unanimously.</p>
6.2	<p><u>Pottstown Metropolitan Regional Planning Committee 2022 Annual Report</u> Nanci Sarcinello commented that regional initiatives are advocating for restoration of passenger rail, which is positive.</p>
6.3	<p><u>PRPC Endorsement – East Pikeland Township Grant Application to DCED</u> A motion to endorse the East Pikeland Township Grant Application was made by Barbara Cohen, seconded by Sara Shick, and approved unanimously.</p>
7	<p>OLD BUSINESS</p>
7.1	<p><u>Northern Chester County Clean Energy Future Update</u> Dennis Ray stated that the Clean Energy Transition Plans will be completed by April 30. It is anticipated that participants will review the plans in May and accept them at their June 6 meetings.</p>
7.3	<p><u>Discussion – Regional Housing Affordability</u> Danielle Jouenne inquired about approaches to increase housing affordability without using the moniker “affordable housing,” and requested that Ed Theurkauf provide PRPC with examples.</p>



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	<p>Sara Shick commented that Chester County is using the terminology “A+ housing” and suggested that Ed Theurkauf invite a county housing expert to give a presentation to PRPC at an upcoming meeting.</p> <p>Rusty Strauss tabled further discussion until the next meeting.</p>
8	MUNICIPAL MEMBER ANNOUNCEMENTS
8.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> No news to report.
8.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> Rusty Strauss reported that John Yaeger Sr. passed away.
8.3	<p><u>Phoenixville Borough</u></p> <ul style="list-style-type: none"> Rich Kirkner reported the following: <ul style="list-style-type: none"> The annual Dogwood Festival will take place May 17 -20. The Borough will be allocating \$160,000 to construct a segment of the French Creek Trail from behind Borough Hall to Paradise Street. The Borough is getting engineering proposals for a solar array on Borough Hall. The Borough will be upgrading its wastewater treatment plant to a system that converts sewage to biofuels. There will be a ribbon cutting ceremony in the next month or two. The Borough is working on an ordinance that would ban plastic bags, plastic straws, and Styrofoam containers. They are looking at models from other municipalities, including Easttown, Tredyffrin, Radnor, and Media
8.4	<p><u>Schuylkill Township</u></p> <ul style="list-style-type: none"> Barbara Cohen stated that discussions between the developer and the Township regarding the Reeves property are on-going and that it is a work in progress.
8.5	<p><u>West Pikeland Township</u></p> <ul style="list-style-type: none"> Rich Bright stated that the Township is interviewing for the Township Secretary/Assistant Manager position, and that the Township received an application for a disc golf course. Lisa Lacroix stated that the Township applied for a VPP grant to update its PROS Plan but has come up short by \$5,000. Sara Shick suggested looking into Schuylkill River Heritage Program grants. Lisa Lacroix also stated that the website of the disbanded Northern Federation will be available until June 1. The PROS Plan is still available on the site, but need to find out if other documents of interest are available and download them. Rusty Strauss commented that a list of available document should be compiled for discussion at the next PRPC meeting.
8.6	<p><u>West Vincent Township</u></p> <ul style="list-style-type: none"> No news to report.



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8.7	<u>Chester County Planning Commission</u> <ul style="list-style-type: none">• No report.
9	PUBLIC COMMENT / Non- Agenda Items
9.1	There was no public comment.
10	ADJOURNMENT
10.1	Sara Shick made a motion to adjourn, which was seconded by Rich Kirkner. Rusty Strauss adjourned the meeting at 8:46 pm.

Respectfully submitted,

Nanci Sarcinello

Nanci Sarcinello, AICP
Sarcinello Planning & GIS Services