



# PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 137

May 26, 2021

Members of the Phoenixville Regional Planning Committee:<sup>1</sup>

<u>Municipality / Organization</u>	<u>Committee Member</u>	<u>Planning Commission/Alt. Representative</u>
Charlestown Township	<b>Hugh Willig</b>	Bill Westhafer/Wendy Leland
East Pikeland Township	Rusty Strauss	<b>Ron Hoinowski</b>
Phoenixville Borough	<b>Richard Kirkner</b>	<b>Debra Johnston</b>
Schuylkill Township	<b>Mark Donovan</b>	Curt English
West Pikeland Township	<b>Charlie Humphreys</b>	<b>Jim Wendelgass</b>
West Vincent Township	<b>Sara Shick</b>	Mike Schneider/Art Miller
Chester County	<b>Mason Gilbert</b>	Carol Stauffer
<b><u>Consultants</u></b>		
Theurkauf Design & Planning, LLC	<b>Edward A. Theurkauf</b>	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.

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



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1	<b>CALL TO ORDER</b>
1.1	Meeting 137 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:39 PM by Vice Chairman Hugh Willig.
2	<b>ROLL CALL</b>
2.1	Member representatives were present as indicated on page 1.
3	<b>APPROVAL OF MINUTES</b>
3.1	A motion to approve meeting 136 minutes as drafted was made by Sara Shick, seconded by Charlie Humphreys, and approved unanimously.
4	<b>INVOICE APPROVALS</b>
4.1	<p>The following invoices were considered:</p> <ul style="list-style-type: none"> <li>• Theurkauf Design &amp; Planning, LLC, #0421-06 - \$ 1,437.50. Rich Kirkner noted that the Phoenixville Invoice Approval sheet mistakenly indicated the total as \$70.00, but that the member contributions totaled \$1,437.50. A motion to approve the invoice for the amount of \$1,437.50 was made by Sara Shick, seconded by Rich Kirkner, and approved unanimously.</li> <li>• Theurkauf Design &amp; Planning, LLC, #0421-07 for VPP/Comprehensive Plan - \$ 1,715.63. A motion to approve the invoice was made by Sara Shick, seconded by Charlie Humphreys, and approved unanimously.</li> <li>• Smith and Porter P.C., #PRPC-319 - \$420.00. A motion to approve the invoice was made by Sara Shick, seconded by Charlie Humphreys, and approved unanimously.</li> </ul>
5	<b>CORRESPONDENCE</b>
5.1	PRPC received a copy of a letter from Charlestown Township to the Chester County Commissioners encouraging their continued support for the Vision Partnership Program (VPP).
6	<b>NEW BUSINESS</b>
6.1	<p><u>Consistency Review – Phoenixville Steelworks Mixed Use Development</u></p> <p>PRPC reviewed a final land development plan for a mixed use development on Bridge Street approximately ¼ mile west of the existing downtown area, with 375 residential apartments, 40,600 square feet of retail space, and a 22,000 square foot public amenity deck area. The proposed building is five stories, and includes deck parking for 611 cars. Ed Theurkauf summarized the draft review which reached the following conclusions:</p> <ul style="list-style-type: none"> <li>• The Steelworks mixed use development is viewed as consistent with the Phoenixville Regional Comprehensive Plan in terms of mixed use development, economic redevelopment, and providing for a regionally diverse housing stock.</li> <li>• The Borough should review the application to verify provision of the following features to demonstrate consistency with PRCP policy:</li> </ul>



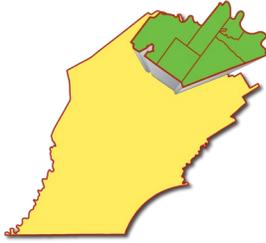
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	<ul style="list-style-type: none"> <li>○ Architectural façade treatments to create a pedestrian oriented streetscape</li> <li>○ Monitoring and maintenance plan for proposed stormwater/water quality measures</li> <li>○ Complete Street design on Bridge Street, specifically with regard to bicycle accommodation</li> <li>○ Adequate provision of on-site recreational amenity</li> <li>○ Adequacy of parking and roads/intersections to support the development</li> </ul> <ul style="list-style-type: none"> <li>● The following changes are recommended to advance place-making, sustainability, and economic development goals and objectives of the PRCP:             <ul style="list-style-type: none"> <li>○ Setbacks of upper front building facades to create appropriate street width to building height ratio</li> <li>○ Green roofs or other measures to improve stormwater runoff quality</li> <li>○ LEED construction, renewable energy, and EV charging stations</li> <li>○ Affordable housing accommodation</li> <li>○ Sidewalk furnishings, architectural façade treatments, and landscaping consistent with pedestrian streetscapes and place-making</li> </ul> </li> </ul> <p>Committee members discussed displacement of current residents by the proposed development, affordable housing, parking, recreational amenities, and impacts of development within the French Creek floodplain. Rich Kirkner and Deb Johnston commented favorably on the review’s recommendations for architectural treatments to mitigate the long and tall building facades on the streetscape.</p> <p>Rich Kirkner made a motion to approve the consistency review as drafted, seconded by Sara Shick, and approved unanimously.</p>
6.2	<p><u>East Pikeland – Hidden River Park and Preserve – DCED Grant Application</u></p> <p>Ed Theurkauf presented a draft letter from PRPC to PA DCED endorsing East Pikeland’s grant application to fund improvements that include a paved multi-use trail; a Nature Play Area; the renovation of a historic barn ruin into an outdoor education and performance space; a picnic grove and pavilions; creation of a bathroom and maintenance building; riparian corridor buffer vegetation; a parking lot; and establishment of a native grass and wildflower meadow.</p> <p>A motion was made by Rich Kirkner to send the letter as drafted, which was seconded by Charlie Humphreys, and approved unanimously.</p>
7	<p><b>OLD BUSINESS</b></p>
7.1	<p><u>PACEA Update</u></p> <p>Dennis Ray provided an update on PACEA’s work to prepare a Multi-municipal Clean Energy Transition Plan for East Pikeland, Schuylkill, West Pikeland, and West Vincent Townships. They have received Chester County grant funding, will advertise a consultant RFP in early June, and award a contract in July. They intend to have a plan ready for adoption in March of 2022.</p>



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7.2	<p><u>Devault Trail Action Plan</u>            Ed Theurkauf announced a June 15 virtual public open house to describe the work of the DTAP Committee. The purpose of DTAP is to implement the findings of the prior feasibility study and create an entity to build, operate, and maintain the proposed trail. The Devault Trail will form a looped system including the Chester Valley Trail and Schuylkill River Trail that connects Phoenixville, Devault, and King of Prussia. Ed stated he will provide PRPC member representatives links and promotional materials for the open house after the PRPC meeting and encouraged members to share the information.</p> <p>Members asked County Planning Commission representative Mason Gilbert why the County was not assuming ownership of the project, and he stated that he would find out and let the Committee know.</p>
7.3	<p><u>Phoenixville Regional Comprehensive Plan update</u>            Ed updated informed the PRPC that documents have been submitted for the VPP and Act 247 reviews, with comments due by June 12. These will be discussed at the next workshop on June 30. If there are no substantive revisions required, municipal adoption hearings can be scheduled thereafter.</p>
8	<p><b>MUNICIPAL MEMBER ANNOUNCEMENTS</b></p>
8.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> <li>• Hugh Willig stated the Township is trying hybrid meetings with Township and applicant representatives in person and other attendees virtual.</li> </ul>
8.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> <li>• Ron Hoinowski announced a forthcoming parking lot sustainability ordinance.</li> <li>• The Township is also broadening the applicability of the proposed workforce housing ordinance.</li> <li>• The Kimberton Low Impact Development ordinance hearing was well attended, and the Board has decided to consider points made and take up the issue again in 90 days.</li> </ul>
8.3	<p><u>Phoenixville Borough</u></p> <ul style="list-style-type: none"> <li>• Rich Kirkner announced the pending repeal of the Bridge Street mask ordinance.</li> <li>• Applications for temporary community events are now being considered, with an anticipated resumption in mid to late summer.</li> <li>• Hybrid Borough meetings begin next month.</li> <li>• There is a plan in the works for the old Borough Hall site. Deb Johnston stated that it involves two way access on Dean Street.</li> </ul>
8.4	<p><u>Schuylkill Township</u></p> <ul style="list-style-type: none"> <li>• Mark Donovan announced that the Township is raising public awareness of its resources to assist victims of domestic abuse.</li> </ul>



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8.5	<u>West Pikeland Township</u> <ul style="list-style-type: none"><li>• Nothing to report.</li></ul>
8.6	<u>West Vincent Township</u> <ul style="list-style-type: none"><li>• Sara Shick reported that the Township is discussing when and how to reopen meetings.</li><li>• The Township will be holding its Community Day the last Saturday in September.</li><li>• There will be a country music festival in August.</li></ul>
9	<b>PUBLIC COMMENT / Non- Agenda Items</b>
9.1	There was no public comment.
10	<b>ADJOURNMENT</b>
10.1	Sara Shick made a motion to adjourn, which was seconded by Rich Kirkner. Hugh Willig adjourned the meeting at 8:20 pm.

Respectfully submitted,

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