

PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 160

June 28, 2023

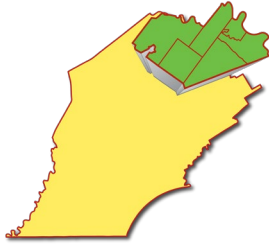
Member Representatives of the Phoenixville Regional Planning Committee:¹

<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
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	

Libby Horwitz and Chris Patriarca of Chester County Planning Commission attended to deliver a presentation on affordable housing.

This meeting was held virtually via Zoom.

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



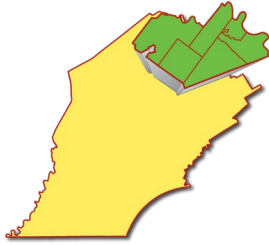
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1	CALL TO ORDER
1.1	Meeting 160 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:32 pm by Chairman Rusty Strauss.
2	ROLL CALL
2.1	Member representatives were present as indicated on page 1.
3	APPROVAL OF MINUTES
3.1	A motion to approve meeting 159 minutes as drafted was made by Sara Shick, seconded by Barbara Cohen, and approved unanimously.
4	INVOICE APPROVALS
4.1	<p>The following invoice was considered:</p> <ul style="list-style-type: none"> • Theurkauf Design & Planning, LLC, #0523-07 - \$1,878.75. <p>A motion to approve the invoice as submitted was made by Sara Shick, seconded by Rich Kirkner, and approved unanimously.</p>
5	CORRESPONDENCE
5.1	None
6	NEW BUSINESS
6.1	<p><u>Regional Comprehensive Plan Implementation – Wetland Buffers</u></p> <p>Ed Theurkauf delivered a PowerPoint presentation to guide member municipalities on creating wetland buffer standards consistent with Regional Policy. The fundamental aspects are:</p> <ul style="list-style-type: none"> • State and Federal regulations have no wetland buffer requirements. • Buffers impart water quality and habitat benefits to wetlands that improve or sustain their environmental functions. • Most wetlands are not mapped. Require wetland delineation wherever hydric soils and/or hydrophytic vegetation are present. • Buffers may be one or two zones. • 100 foot buffers for wetlands in Exceptional Value(EV) and High Quality (HQ) watersheds. • 50 foot buffers for all other streams. • Minimum 15-25 foot buffers for brownfield/redevelopment areas, coupled with enhanced BMP requirements for development occurring within 50 feet of wetlands – one zone. • No buildings or impervious surfaces permitted within buffers. • Zone 1 buffer to be undisturbed natural woodland or meadow area – 50 feet wide for EV/HQ streams, 25 feet wide for all others. • Zone 2 buffer of managed forest or meadow, maximum 20% disturbance - outermost area of buffer. <p>The PowerPoint will be provided to municipal members.</p>



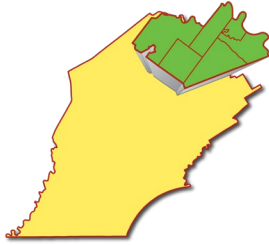
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7	OLD BUSINESS
7.1	<p><u>Northern Chester County Clean Energy Future Update</u> Statuses of public meetings for discussion/comments/adoption of the draft plan are as follows:</p> <ul style="list-style-type: none"> • West Vincent – Plan has been accepted • East Pikeland – July • West Pikeland – status unknown • Schuylkill – status unknown • There will be a presentation to Chester County Planning Commission in July <p>There will be a “Clean Energy 101” informational meeting at the Hankin Library.</p> <p>One page documents on clean energy practices are available for residents and businesses.</p> <p>East Pikeland will host an EV presentation on July 13.</p> <p>It is unknown whether the Northern Chester County Clean Energy entity will operate under the auspices of PRPC.</p>
7.2	<p><u>PRPC Trail Committee Update</u> The Trail Committee had a progress meeting on June 26. The following were discussed:</p> <ul style="list-style-type: none"> • Extension of the French Creek Trail in Phoenixville • Connection of the French Creek Trail from East Pikeland to Schuylkill Township/Phoenixville and to East Vincent/West Vincent • Status of the Devault Rail Trail • Extension of the Black Rock Preserve trails southward along the Phoenix Iron Canal • Extension of West Pikeland’s Bridge to Bridge trail into East Pikeland • Potential connections between West Pikeland and West Vincent • Brandywine Trail alignment at Ludwigs Corner • Chester County’s Trail Master Plan <p>Members assumed follow-up duties to be reported on at a September or October meeting.</p>
7.3	<p><u>Presentation – Regional Housing Affordability</u> Libby Horwitz and Chris Patriarca of Chester County Planning Commission delivered a presentation on housing affordability including:</p> <ul style="list-style-type: none"> • The importance of public engagement • Strategies should be tailored to specific community character and needs • Responses to common concerns of residents, including school impacts, traffic, and effects on property values • The need for context sensitive unit types • Density bonuses for affordable set-asides



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	<ul style="list-style-type: none"> • Infill, missing middle housing, and accessory dwelling units • Inclusionary zoning to mandate or incentivize affordable housing • Municipal land banking • Community land trusts • Adaptive re-use of industrial, office, retail space for housing • County eTools for municipalities to promote affordable housing
8	MUNICIPAL MEMBER ANNOUNCEMENTS
8.1	<u>Charlestown Township</u> <ul style="list-style-type: none"> • Hugh Willig reported that conservation easements are being pursued.
8.2	<u>East Pikeland Township</u> <ul style="list-style-type: none"> • Rusty Strauss announced the Kimberton Fair July 24-29. • The American Heritage Federal Credit Union project has been approved. • The PASD Elementary School project has been conditionally approved. • Ron Hoinowski described a mixed commercial/residential sketch plan in Kimberton Village.
8.3	<u>Phoenixville Borough</u> <ul style="list-style-type: none"> • Rich Kirkner reported the following: <ul style="list-style-type: none"> ○ Historic building preservation including 18 workforce residential units at the Phoenixville Armory. ○ Bluebird Distillery has been approved for a building expansion that will block views of an existing mural. ○ Phoenixville is considering a plastic bag and plastic straw ban. ○ Fireworks at Pat Nattle (Friendship) Field July 2 ○ According to Jean Krack, 1,000 dwelling units are currently in approval process or under construction. ○ The Borough has paid over \$100,000 in costs for right-to-know requests concerning the Kindergarten Center site.
8.4	<u>Schuylkill Township</u> <ul style="list-style-type: none"> • Barbara Cohen reported that Wawa has received conditional use approval and are now in land development. A historic Underground Railroad tunnel in the vicinity will be commemorated with a plaque and map on site.
8.5	<u>West Pikeland Township</u> <ul style="list-style-type: none"> • Lisa Lacroix stated that the Township is interviewing to fill the Township Secretary/Assistant Manager position. • The first meeting for the Parks, Rec, and Open Space Plan update is June 29.



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8.6	<u>West Vincent Township</u> <ul style="list-style-type: none">Sara Shick announced the appointment of Township Interim Manager Jacqui Guenther.
8.7	<u>Chester County Planning Commission</u> <ul style="list-style-type: none">No report.
8.8	<u>Next Meeting</u> <p>Members decided to defer the next meeting until August. If a matter requiring PRPC comment in July comes up, Ed Theurkauf will notify membership.</p>
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 8:55 pm.

Respectfully submitted,

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