

PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 161

August 30, 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	

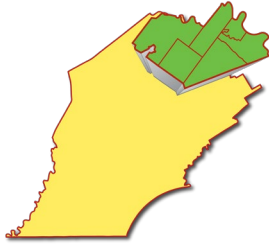
Also attending:

Spring City Borough Manager Kisha Tyler

Northern Chester County Clean Energy Future Representative Dennis Ray

This meeting was held virtually via Zoom.

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



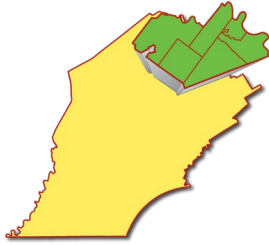
PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 161

August 30, 2023

1	CALL TO ORDER
1.1	Meeting 161 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:30 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 160 minutes as drafted was made by Barbara Cohen, seconded by Rich Kirkner, 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, #0623-05 - \$3,639.45. <p>A motion to approve the invoice as submitted was made by Rich Kirkner, seconded by Barbara Cohen, and approved unanimously.</p>
5	CORRESPONDENCE
5.1	None
6	NEW BUSINESS
6.1	<p><u>Membership Expansion – Spring City Borough</u></p> <p>Borough Manager Kisha Tyler attended to express Spring City’s interest in joining PRPC membership. The Borough’s motivation is the need to update its 30 year old Comprehensive Plan and belief that adopting the Regional Comprehensive Plan would be efficient and cost effective.</p> <p>For membership, the Borough would be required to join in the Regional Implementation Agreement, which requires that ordinances be consistent with the Regional Comprehensive Plan. Expansion of the PRPC requires unanimous assent of all members, and Spring City shall contribute its share to the costs of revising the Implementation Agreement and Regional Comprehensive Plan. The following steps are required:</p> <ol style="list-style-type: none"> 1. Spring City shall submit a written expression of interest in membership to PRPC and each member municipality. 2. Spring City shall hold an advertised public hearing on the matter. 3. Spring City shall enter into the Regional Implementation Agreement. 4. PRPC shall revise the Regional Comprehensive Plan to include Spring City. <p>Hugh Willig inquired whether Spring City’s ordinances are consistent with PRPC policy. Kisha responded that amendments will be necessary for consistency, and added that Chester County Planning Commission had suggested that they look toward consistency with PRPC. Hugh also asked</p>



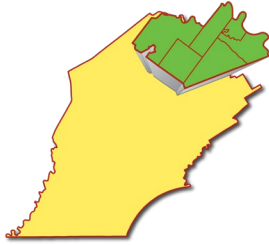
PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 161

August 30, 2023

	<p>whether there are pending development applications for which Regional membership would benefit Spring City. Kisha stated that the Borough is nearly built out.</p> <p>Member representatives from Phoenixville, Schuylkill, and West Vincent stated that they would welcome Spring City as a member.</p> <p>Rusty Strauss motioned that an invitation be extended to Spring City to begin the admission process into PRPC, which was seconded by Barbara Cohen. The motion passed unanimously.</p>
6.2	<p><u>Regional Comprehensive Plan Implementation – Steep Slopes</u></p> <p>Ed Theurkauf delivered a PowerPoint presentation to guide member municipalities on creating steep slope protection standards consistent with Regional Policy. The fundamental aspects are:</p> <ul style="list-style-type: none"> • Steep slopes are defined as precautionary (15-25%) and prohibitive (>25%). • Use and disturbance limit requirements apply in each category. • Residential buildings are allowed by conditional use on precautionary slopes. Buildings and grading (cut/fill) are not permitted in prohibitive slopes. • Municipalities may exempt artificially created slopes from regulation. • Slopes require stringent approaches to erosion control and stormwater management. • Natural vegetative communities (e.g. woodland, meadows) are encouraged on steep slopes, rather than lawns. <p>The PowerPoint will be provided to municipal members.</p>
6.3	<p><u>Logistics/Distribution Centers</u></p> <p>In light of a recent sketch application in neighboring Uwchlan Township, PRCP considered whether it made the required accommodation of logistics/distribution centers, whether such a use is likely to occur within the Region, and potential impact concerns.</p> <p>Foremost among concerns with logistic centers are extreme traffic impacts from trucks and environmental degradation of stream and headwater areas.</p> <p>Ed Theurkauf presented a zoning analysis demonstrating that the Region does accommodate the use. Based on highway and Turnpike access, areas in West Vincent and Charlestown were believed to be most favorable to developer interests, but environmental features and existing viable development reduce the likelihood of development of a logistics facility.</p> <p>Members opined that, while the use does present significant concerns, the Region is not a prime candidate for a logistics center.</p>
7	<p>OLD BUSINESS</p>
7.1	<p><u>Northern Chester County Clean Energy Future Update</u></p> <p>Dennis Ray reported that all project partners (East Pikeland, Schuylkill, West Pikeland, West Vincent) have adopted the Clean Energy Transition Plan.</p>



PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 161

August 30, 2023

	<p>Chester County Planning Commission is offering VPP grant support for other municipalities to do the same. They are also considering the unprecedented step of funding for promotion of clean energy.</p> <p>There will be a Home Energy Savings workshop September 18 at East Pikeland Township.</p> <p>Sara Shick inquired about solar and EV ready ordinance requirements for new construction and renovation. Those aspects are covered in concept under the Regional Comprehensive Plan, but not in specific detail.</p> <p>Rusty Strauss asked whether PRPC should continue reports on this matter as a monthly agenda topic. Sara advocated formation of a regional energy organization, similar to the Northern Federation. Ed Theurkauf noted that member ordinances would fall under PRPC review, and there will be an opportunity to update the Energy and Sustainability Plan with specific ordinance policies when the Regional Comprehensive Plan is revised.</p> <p>It was decided that Dennis would come and give periodic updates under Member Announcements or Public Comment.</p>
7.2	<p><u>PRPC Trail Committee Update</u> Ed Theurkauf will poll Committee members to set up a September or October meeting.</p>
8	<p>MUNICIPAL MEMBER ANNOUNCEMENTS</p>
8.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> • Hugh Willig reported that the Township is closing this fall on the purchase of Swiss Pines, which includes historic structures in varying states of deterioration, including the Llewellyn Mansion.
8.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> • No news to report.
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"> ○ Weather prevented this year's July 4 weekend fireworks. ○ The Borough has received substantial grants for improvements to the Bridge and Starr Street intersection and to Mowere Road. ○ Funding for passenger rail service to Phoenixville and Reading has been delayed. ○ Phoenixville School district officials arrived unannounced at a Borough Council meeting to advocate a residential development plan involving the kindergarten center and an adjacent industrially zoned property.
8.4	<p><u>Schuylkill Township</u></p> <ul style="list-style-type: none"> • Barbara Cohen reported that the Pohlig residential development on the former Reeves tract has received the Planning Commission's recommendation for approval.



PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 161

August 30, 2023

8.5	<u>West Pikeland Township</u> <ul style="list-style-type: none">• Lisa Lacroix announced a public meeting for the Township Park Recreation, Open Space, and Trails Plan on October 4.• The Township hired Madison Orler for the Township Secretary/Assistant Manager position.• Davis Road will be detoured for upcoming PA Turnpike work.• West Pikeland is considering revisions to its accessory dwelling (ADU) regulations and asked for member feedback. Debra Johnston noted that ADUs can promote affordable housing, and that controls should be in place to prevent use as short term rentals (e.g. Air BnB).
8.6	<u>West Vincent Township</u> <ul style="list-style-type: none">• Sara Shick reported on a clean energy exhibit at Hankin Library.• She also announced a fall festival on October 14 at Opalanie Park.
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	Barbara Cohen made a motion to adjourn, which was seconded by Rich Kirkner. Rusty Strauss adjourned the meeting at 9:11 pm.

Respectfully submitted,

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