

PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

ANNUAL REPORT – 2022

January 25, 2023

1. Meetings – Meetings of the Phoenixville Regional Planning Committee (PRPC) were held on the following dates in 2022:

January 26
February 23
March 30
April 27
May 25
June 29
July 27
August 31
September 28
October 26
November 30

All meetings were conducted virtually via Zoom.

2. Officers – The following individuals served as PRPC officers:

Chair – Rusty Strauss, East Pikeland Township

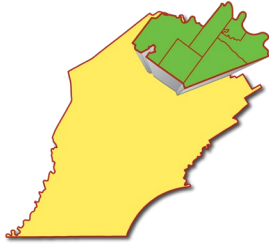
Vice Chair – Mark Donovan, Schuylkill Township*

Secretary – Sara Shick, West Vincent Township

* Resigned upon acceptance of East Pikeland Zoning Officer position in June

3. Committee Membership – The following individuals constituted the PRPC membership:

<u>Municipality</u>	<u>Board Members</u>	<u>Planning Commission/Alt. Members</u>
Charlestown Township	Hugh Willig	Mike Richter/Bill Westhafer
East Pikeland Township	Rusty Strauss	Ron Hoinowski
Phoenixville Borough	Richard Kirkner	Debra Johnston
Schuylkill Township	Mark Donovan Danielle Jouenne*	Barbara Cohen/Danielle Jouenne*



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<u>Municipality</u>	<u>Board Members</u>	<u>Planning Commission/Alt. Members</u>
West Pikeland Township	Richard Bright	Jim Wendelgass Sean O’Neill/Lisa Lacroix**
West Vincent Township	Sara Shick	Art Miller/John Granger

* Danielle Jouenne joined as alternate Board representative in March and replaced Mark Donovan as Committee Board Member in June

** Sean O’Neill served as PC representative upon Jim Wendelgass’ retirement in March. Lisa Lacroix assumed Sean O’Neill’s position upon her appointment to the Planning Commission in October

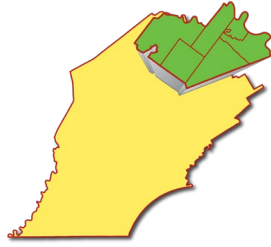
Chester County Planning Commission’s liaison to PRPC was Community Planning Director Bill Deguffroy, AICP.

4. Consultants – The following served as professional consultants to PRPC:

<u>Services</u>	<u>Organization</u>	<u>Professionals</u>
Legal	Smith and Porter, PC	Catherine Anne Porter, Esq.
Planning Planning Alt.	Theurkauf Design & Planning, LLC Tackett Planning, Inc.	Edward A. Theurkauf, RLA Tracy Lee Tackett, AICP

5. Ordinance and Policy Reviews – The following municipal ordinances and plans were reviewed for consistency with the Phoenixville Regional Comprehensive Plan and Implementation Agreement:

<u>Municipality</u>	<u>Ordinance Type, Name, and Description</u>
Phoenixville	Adaptive reuse, use categories, and parking - Phoenixville considered zoning amendments including the following: <ul style="list-style-type: none"> • Definition of Adaptive Reuse not limited to designated historic buildings, and reclassifying it as a Conditional Use with specific standards, not a Use by Right • Adding Duplex and Triplex housing as newly defined residential uses, previously classified as Multifamily • New requirements for the provision of and location of parking, and requiring that all development provide for off street parking



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At the March meeting, PRPC concluded that the proposed zoning ordinance amendments were generally consistent with the Phoenixville Regional Comprehensive Plan, but revisions were recommended to prevent exemptions for small residential projects from exacerbating parking deficits.

Phoenixville

EV Charging Ordinance - Phoenixville proposed amendments to the subdivision and land development ordinance for increased accommodations for electric vehicle (EV) charging infrastructure:

- Requirement to provide electrical capacity to support level 2 EV charging stations for 20% of parking spaces at any land development with 20 or more spaces
- Requirement to provide electrical capacity to support level 2 EV charging stations at all spaces within a parking structure on any land development
- Requirement for garages in land developments of one and/or two family residences to have outlets to support level 2 EV chargers
- Requirement for Level 2 EV chargers for 10% of spaces for any land development with 10 or more residential parking spaces
- Requirement for Level 2 EV chargers for 5% of spaces for any land development with 20 or more parking spaces. 10% of these (minimum 1 space) must be for public use, and at least one of the publicly accessible EV spaces shall be an ADA parking space.
- Where a land development proposes 250 or more spaces, at least one percent of spaces must be a publicly accessible level 3 charging space, in addition to the required level 2 charging spaces.

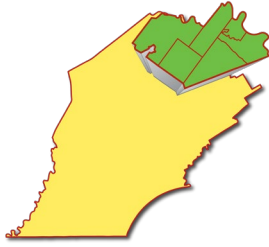
At the May meeting, PRPC concluded that the proposed ordinance amendments for EV charging infrastructure are consistent with multiple elements of the Phoenixville Regional Comprehensive Plan.

Phoenixville

Borough Comprehensive Plan update – Act 247 Review for consistency with the Regional Comprehensive Plan.

At the May meeting, the draft Borough Comprehensive Plan update was found to be generally consistent with the Regional Comprehensive Plan. However, two areas of inconsistency were viewed as considerations for Comprehensive Plan revision:

- The draft Borough Plan makes no reference to the proposed Schuylkill Freedom Trail between Valley Forge Park and Phoenixville and should be



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revised in accordance with the Regional PROS Plan and Transportation Plan elements.

- The Borough Comprehensive Plan should clarify the status of the Northern Relief Route consistent with the PRCP Transportation Plan.

West Pikeland

Zoning Amendment – Municipal Uses in Village Districts.

West Pikeland Township considered a zoning ordinance amendment that would exempt municipal uses within the V-1, V-2, and V-3 Village Preservation districts from all otherwise applicable area and bulk regulations.

At the June meeting, PRPC reached the following conclusions:

- Due to potential impacts on historic villages and adjacent properties, the proposed amendment was viewed as not consistent with the PRPC Land Use Plan and Cultural Resources Plan.
- The proposed zoning amendment should be revised for consistency with PRPC policy for development and preservation of historic settlements and villages.

West Pikeland's Board of Supervisors adopted the ordinance as drafted. At the direction of PRPC membership, subsequent communications occurred between the PRPC and Township solicitors with the aim of resolving the ordinance inconsistency.

Phoenixville

Zoning Amendment – Adaptive Reuse.

The proposed zoning amendments included:

- Definition of Adaptive Reuse not limited to designated historic buildings, but to structures having specifically defined character, interest, or importance, and reclassifying it as a Conditional Use with specific standards, not a Use by Right
- Architectural, landscaping, screening, and lighting design standards for Adaptive Reuse
- Adding Duplex and Triplex housing as newly defined residential uses, previously classified as Multifamily
- Building Placement and Access standards for parking, municipal and institutional uses, building ingress/egress, and screening of mechanical equipment



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At the July meeting, the proposed amendments were found to be consistent with the Regional Comprehensive Plan.

West Vincent

Zoning and SLDO Amendments – Forest Protection.

West Vincent Township proposed amendments to zoning and subdivision and land development (SALDO) standards to enhance forest, greenway and natural resource protection. The subdivision and land development ordinance updates relate to preliminary plan content requirements relative to greenways, forest resource and tree protection, visual resources, trails and related definitions. The zoning ordinance update includes provisions pertaining to greenways, the French Creek Scenic River Corridor, timber harvesting, forest resources and tree protection, invasive plant species, and related definitions.

At the September meeting, the PRPC found the proposed amendments to be consistent with the goals and policies of the Regional Comprehensive Plan.

West Vincent

Zoning Amendments – Ludwigs Corner Village Center District.

West Vincent Township proposed zoning ordinance amendments including updates to the use regulations, area and bulk regulations, design standards, and greenway land requirements within the LVCC District.

At the September meeting, the PRPC found the proposed amendments to be consistent with the goals and policies of the Regional Comprehensive Plan.

6. Development Plan Reviews – The following developments of Regional impact were reviewed for consistency with the Phoenixville Regional Comprehensive Plan and Implementation Agreement:

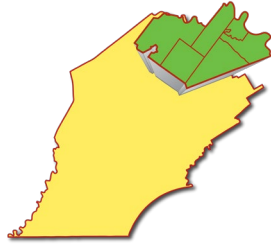
Municipality

Development Name and Description

Phoenixville

Odessa Development

The plan included 166 stacked townhouse units in four story buildings and a four story 224-unit apartment building with 9,134 square feet of commercial space, plus one existing single family house converted to a commercial pad with 3,028 square feet. Access was proposed from Township Line Road and Fillmore Street. The project abuts the Schuylkill River Trail.



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At the June meeting, the PRPC concluded that fundamental plan changes are needed for consistency with the PRCP:

- Specific design accommodations for architecture, place-making, and streetscape enhancement are required.
- A recreational and open space program for the development is required, especially to serve families with children.
- Adequate vehicle circulation and accessibility for emergency services shall be provided.
- Safety concerns at the intersection of Fillmore Street and the Schuylkill River Trail (SRT) shall be addressed.
- The bicycle path road crossing linking the SRT with the Crossover Boulevard Trail in East Pikeland Township shall be facilitated.
- Invasive plant species shall be removed from the landscape plan.
- Renewable energy and sustainable construction practices shall be utilized.
- Green stormwater quality infrastructure shall be incorporated.

In addition, the following were recommended to promote greater consistency with the PRCP:

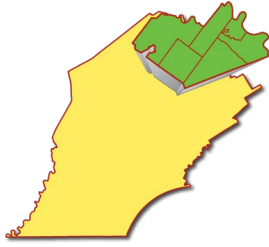
- Naturalized woodland plantings should be provided along the SRT greenway.
- Housing affordability recommendations should be considered.
- Improved public transportation access should be investigated.

Phoenixville

Phoenixville Kindergarten Center Property Sale

The Phoenixville Area School District (PASD) offered for sale the 7.33 acre tract at 100 School Lane in Phoenixville, which includes a school building and supporting facilities that were until 2017 the PASD Kindergarten Center. Although this is not a development plan submittal, the proposal was reviewed for consistency with the Phoenixville Regional Comprehensive Plan pursuant to Municipalities Planning Code §305.

At the July meeting, the PRPC concluded that the proposed sale of the PASD Kindergarten Center property should be conditioned on the following for consistency with the Phoenixville Regional Comprehensive Plan:



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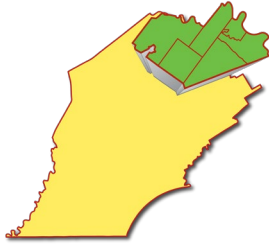
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- Any future development shall meet the use, density, and design requirements of the Medium Density Residential area, including the provision of public open space and buffering of the adjacent industrial use.
- An easement for the planned Schuylkill Freedom Trail should be provided.

7. Other Activities

- Throughout the year, PRPC focused on various aspects of the 2022 Work Plan, including the Regional Trail Plan, Comprehensive Plan Implementation Strategies, Regional Transferable Development Rights, and Energy/Environmental Sustainability. In June, the Committee discussed municipal members' Complete Streets initiatives.
- Beginning in January and continuing through the year, PRPC received regular updates from the Phoenixville Area Clean Energy Alliance (later renamed Northern Chester County Clean Energy Future), a VPP-funded effort by East Pikeland, Schuylkill, West Pikeland, and West Vincent to create a plan for municipalities to transition to 100% renewable energy.
- From January through June, Ed Theurkauf advised PRPC on the development of a Devault Trail Action Plan spearheaded by TMAAC and Penn Environmental Council.
- PRPC Trail Committee members worked through the year on establishing new Regional connections between municipalities. Progress was reported at Trail Committee meetings in February, May, and August.
- In March and April, PRPC member municipalities considered the consistency of municipal zoning maps with the Regional Comprehensive Plan.
- In April, Chris Patriarca of Chester County Planning Commission presented the County A+ Homes initiative, which seeks to address the County's rapid population growth, increasing numbers of seniors, changes in household types and sizes, and affordability challenges.
- In May, Brian Styche, Multimodal Transportation Planning Director of Chester County Planning Commission presented the County Complete Streets Policy. The central policy aim is to assure that Chester County roadways meet the mobility needs of all users and provide for all modes of transportation, emphasizing safety, equity, and environmental responsibility.



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- In August, PRPC sent a letter to Chester County endorsing West Pikeland's VPP grant application to update the Township Open Space and Trails Plan. In October, PRPC issued a letter in support of a DCNR grant application for the same project.
- At the October meeting, Barbara Kreider of Warwick Township (Lancaster Co.) spoke with the PRPC about her municipality's use of Transferable Development Rights (TDRs) and how the practice could be adopted regionally.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'E. Theurkauf', followed by a horizontal line extending to the right.

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