

PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 155

January 25, 2023

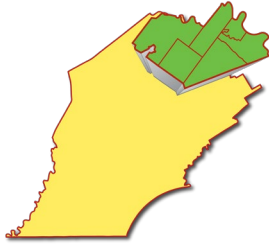
Member Representatives of the Phoenixville Regional Planning Committee:¹

<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 (arrived 8:15)
Phoenixville Borough	Richard Kirkner	Debra Johnston
Schuylkill Township	Danielle Jouenne	Barbara Cohen/Laurie Getz
West Pikeland Township	Richard Bright	Sean O'Neill/ 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	

Also in attendance were Chris DeVol (Phoenixville) and John Matthews (West Pikeland).

This meeting was held virtually via Zoom.

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



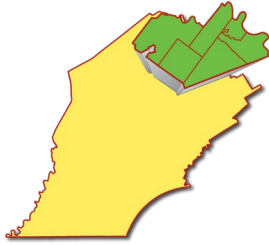
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1	CALL TO ORDER
1.1	Meeting 155 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:32 pm by Secretary Sara Shick.
2	ROLL CALL
2.1	Member representatives were present as indicated on page 1.
3	REORGANIZATION
3.1	<u>Chair</u> – Rusty Strauss was nominated for Chair by Sara Shick, seconded by Barbara Cohen, and elected unanimously.
3.2	<u>Vice Chair</u> – Sara Shick was nominated for Vice Chair by Hugh Willig, seconded by Lisa Lacroix, and elected unanimously.
3.3	<u>Secretary</u> – Lisa Lacroix was nominated for Secretary by Sara Shick, seconded by Richard Bright, and elected unanimously.
3.4	<u>Appointment of Consultants</u> – <ul style="list-style-type: none"> • Debra Johnston motioned that Ed Theurkauf be reappointed as Planning Consultant, which was seconded by Hugh Willig, and approved unanimously. • Barbara Cohen motioned that Anne Porter be reappointed as Legal Consultant, which was seconded by Lisa Lacroix, and approved unanimously.
4	APPROVAL OF MINUTES
4.1	A motion to approve meeting 154 minutes as drafted was made by Barbara Cohen, seconded by Hugh Willig, and approved unanimously.
5	INVOICE APPROVALS
5.1	The following invoices were considered: <ul style="list-style-type: none"> • Theurkauf Design & Planning, LLC, #1122-09 - \$ 375.27. A motion to approve the invoice as submitted was made by Barbara Cohen, seconded by Richard Bright, and approved unanimously. • Theurkauf Design & Planning, LLC, #1222-03 - \$ 1,281.52. A motion to approve the invoice as submitted was made by Barbara Cohen, seconded by Debra Johnston, and approved unanimously.
6	CORRESPONDENCE
6.1	There was no correspondence.
7	NEW BUSINESS
7.1	<u>Alternate/Conflict Planner</u> Nanci Sarcinello, AICP submitted a letter of interest in serving as alternate PRPC Planning Consultant in matters where work performed by Ed Theurkauf for a Member municipality is under PRPC review. She



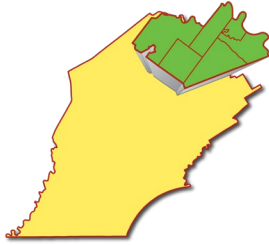
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	<p>presented an overview of her background and credentials for PRPC consideration.</p> <p>Barbara Cohen motioned that Nanci Sarcinello, AICP be appointed as Alternate Planning Consultant, which was seconded by Richard Bright, and approved unanimously.</p>
7.2	<p><u>2023 Roster of PRPC Member Representatives and Contacts</u></p> <p>The Roster was submitted for informational purposes. Laurie Getz advised the Committee of her new email address, which will be added along with Nanci Sarcinello’s position and contact information on the next revision.</p>
7.3	<p><u>Consistency Review – West Vincent Zoning Ordinance Amendment</u></p> <p>West Vincent proposes amendments governing multifamily uses in residential districts. The stated purpose is to restrict such uses to areas where there is appropriate road, water, sewer, and other infrastructure, and to reinforce Township land preservation efforts and recent zoning changes to support contemporary mixed use planning concepts in the ongoing development near Ludwigs Corner. Proposed amendments include:</p> <ul style="list-style-type: none"> • Repeal of the Planned Residential Development overlay district, which applies within part of the R-2 Residential District and in the entire RM Residential Mix District • Delete two-family and multifamily buildings from uses permitted by special exception in the RM Residential Mix District • Rescind applicability of the Unified Development Area overlay district in the RC Rural Conservation District, the R-2 Residential District, the R-3 Residential District, and the RM Residential Mix District <p>The draft consistency review determined that the proposed amendments are consistent with the Phoenixville Regional Comprehensive Plan. It was recommended that remaining references to two-family and multifamily housing in the RM Residential Mix district be deleted, as these would no longer be permitted uses in that district.</p> <p>Barbara Cohen motioned that the consistency review be approved as drafted, which was seconded by Hugh Willig, and approved unanimously.</p>
7.4	<p><u>2022 Annual Report</u></p> <p>A draft Annual Report was reviewed, which described meetings, membership, officers, and activities undertaken by PRPC in 2022. It was noted that the consistency review of the Kindergarten Center site sale in Phoenixville was not referenced by date and should be corrected accordingly.</p> <p>A motion to approve the 2022 PRPC Annual Report as corrected was made by Barbara Cohen, seconded by Hugh Willig, and approved unanimously.</p>
7.5	<p><u>2023 Work Plan</u></p> <p>PRPC priority initiatives for 2023 were discussed. General topics of interest were regional trail</p>



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	<p>connections, regional transfers of development rights (TDRs), and culling the 2021 PRPC Comprehensive Plan Implementation Strategies for action items. Barbara Cohen asked about progress on the Schuylkill Freedom Trail, and Lisa Lacroix stated that West Pikeland has an interest in regional TDRs. Possible emerging priorities include cellular communication infrastructure and PRPC support of reestablishing passenger rail service to the Region.</p> <p>A revised work plan will be prepared for the February meeting.</p>
8	OLD BUSINESS
8.1	<p><u>Northern Chester County Clean Energy Future Update</u> John Matthews reported that West Pikeland, East Pikeland, and Schuylkill are jointly coordinating public outreach.</p> <p>Sara Shick added that West Vincent conducted its stakeholder meeting in December.</p>
8.2	<p><u>PRPC Trail Committee</u> A Trail Committee progress meeting is scheduled for February 23.</p>
8.3	<p><u>Next Meeting Format/Venue</u> Members discussed their preferences for virtual meetings. A motion to meet virtually throughout 2023 was made by Debra Johnston, seconded by Lisa Lacroix, and approved unanimously.</p>
9	MUNICIPAL MEMBER ANNOUNCEMENTS
9.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> Nothing to report.
9.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> Ron Hoinowski described a Phoenixville Area School District (PASD) application for a new elementary school on Hares Hill Road. He said PASD has been very responsive to Planning Commission input. The Planning Commission has increased from 7 to 9 members.
9.3	<p><u>Phoenixville Borough</u></p> <ul style="list-style-type: none"> Nothing to report.
9.4	<p><u>Schuylkill Township</u></p> <ul style="list-style-type: none"> Barbara Cohen described a proposal by Pohlig Builders to develop the Reeves property in single family residential with open space. Her hope is that the Reeves mansion is adaptively re-used.



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9.5	<u>West Pikeland Township</u> <ul style="list-style-type: none">Richard Bright reported that Noreen Vigilante is the Supervisors Chair.The Chester Springs Library will introduce a themed story trail.Lisa Lacroix announced the Township purchase of 5.1 acres of open space along Pickering Creek.
9.6	<u>West Vincent Township</u> <ul style="list-style-type: none">Sara Shick said West Vincent is considering extinguishing its banked TDRs, as there is no receiving area for the transferred rights.Verizon has expressed interest in a cellular communications tower in Birchrunville. The Township's preference is for one at Opalanie Park.
9.7	<u>Chester County Planning Commission</u> <ul style="list-style-type: none">Joe Shanley announced the opening of County VPP Grant Round 1 on February 1, with applications due March 17.The County Multimodal Transportation Department is updating its trail plan
10	PUBLIC COMMENT / Non- Agenda Items
10.1	John Matthews described negative impacts of a proposed Wawa development on the Schuylkill Township Quaker Meeting. Barbara Cohen confirmed that the Meeting House is a designated historic site and was significant to the Underground Railroad. Township Manager Laurie Getz said that Schuylkill Township does not have a historic district, but does maintain a historic property registry. She added that there is no current Township application for the project. Hugh Willig noted that this is likely not a development of Regional significance and that PRPC may not be an appropriate venue to address concerns with it.
11	ADJOURNMENT
11.1	Debra Johnston made a motion to adjourn, which was seconded by Richard Bright. Sara Shick adjourned the meeting at 9:09 pm.

Respectfully submitted,

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