



PHOENIXVILLE REGIONAL PLANNING COMMITTEE

Minutes of Meeting 115

March 27, 2019

Members 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	Bill Westhafer/ Wendy Leland
East Pikeland Township	Rusty Strauss	Ron Hoinowski
Phoenixville Borough	Jonathan Ewald	Debra Johnston /Richard Kirkner
Schuylkill Township	Mark Donovan	Curt English /Susan Guerette
West Vincent Township	John Jacobs	George Dulchinos/Mike Schneider
Chester County	Susan Elks	Carol Stauffer
<u>Consultants</u>		
Theurkauf Design & Planning, LLC	Edward A. Theurkauf	Tracy Lee Tackett
Smith and Porter, P.C.	Catherine Anne Porter	

¹ Bold names indicate attendees at this meeting



PHOENIXVILLE REGIONAL PLANNING COMMITTEE

Minutes of Meeting 115

March 27, 2019

1	CALL TO ORDER
1.1	Meeting 115 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:33 PM by Chairman Jon Ewald.
2	ROLL CALL
	Member representatives were present as noted on page 1.
3	APPROVAL OF MINUTES
3.1	A motion to approve meeting 114 minutes was made by John Jacobs, seconded by Mark Donovan, and approved unanimously.
4	INVOICE APPROVALS
4.1	<p>The following invoices were considered:</p> <ul style="list-style-type: none"> • Theurkauf Design & Planning, LLC, #0119-03 - \$3,136.56 • Theurkauf Design & Planning, LLC, #0219-03 - \$667.39 • Theurkauf Design & Planning, LLC, VPP funded Comprehensive Plan, #0119-11 - \$1,255.63 • Theurkauf Design & Planning, LLC, VPP funded Comprehensive Plan, #0219-09 - \$3,717.76 <p>A motion to approve the invoices was made by Mark Donovan, seconded by Hugh Willig, and approved unanimously.</p>
5	CORRESPONDENCE
5.1	<ul style="list-style-type: none"> • There was no correspondence.
6	NEW BUSINESS
6.1	<p><u>Chester County Transportation Inventories</u></p> <ul style="list-style-type: none"> • Brian Donovan of Chester County Planning Commission (CCPC) presented on the County's biennial Transportation Improvements Inventory (TII). They are seeking municipal input by May 17 to document County Transportation needs. The TII will be used to identify funding sources for those needs. • He also described the CCPC Active Transportation Inventory (ATI). The ATI focuses on improved pedestrian and bicycle accessibility and includes policy and ordinance review, technical assistance, and an accessible online resource toolbox for active transportation. The ATI is scheduled for completion in June 2020.
6.2	<p><u>Landscapes3 Endorsement</u></p> <ul style="list-style-type: none"> • Susan Elks described CCPC's efforts to secure endorsements for Landscapes3, the County Comprehensive Plan, from all Chester County municipalities, and from PRPC. So far, 30 of the 73 County municipalities have passed resolutions of endorsement. • Ed Theurkauf was directed to prepare a letter of endorsement on behalf of PRPC for action at a future meeting.



PHOENIXVILLE REGIONAL PLANNING COMMITTEE
 Minutes of Meeting 115
 March 27, 2019

6.3	<p><u>PA Act 135</u></p> <ul style="list-style-type: none"> • Attorney Carl Ewald and Hope Yusem of Bastogne Partners presented information on PA Act 135, which gives municipalities and aggrieved citizens the ability to remediate blighted properties through Court orders. Bastogne Partners provides funding and assistance in these conservatorship acquisitions, which may result in remediation for continued occupancy by the owner or in sale to an outside party. • To qualify for conservatorship under Act 135, a property must exhibit three of nine criteria that characterize blight, and the property must not be legally occupied.
7	<p><u>OLD BUSINESS</u></p>
7.1	<p><u>Consistency Review - Phoenixville Zoning Amendments</u></p> <ul style="list-style-type: none"> • At the February 27 Public workshop, PRPC considered proposed zoning text amendments and a zoning map change in Phoenixville. • Zoning text amendments were found to be consistent with the PRPC Regional Comprehensive Plan, but the zoning map change was determined to be inconsistent. • Based on the Consistency Review, Phoenixville is moving ahead with the text changes, but will defer the map change until after adoption of the Comprehensive Plan Update, which is anticipated to resolve the conflict.
7.2	<p><u>PRPC Membership Expansion</u></p> <ul style="list-style-type: none"> • Rusty Strauss and Ed Theurkauf delivered an educational presentation on the PRPC at the March 18 meeting of West Pikeland’s Board of Supervisors. The Board was generally receptive to the concept of PRPC membership, and decided to further explore the possibility through an internal cost/benefit analysis.
7.3	<p><u>Regional Sharing of Land Use Obligations</u></p> <p>PRPC Solicitor Anne Porter authored a memorandum describing MPC provisions and supporting case law allowing “fair share” land use obligations to be allocated regionally rather than fully accommodated by each municipality. She provided legal perspective on the following related issues:</p> <ul style="list-style-type: none"> • One of the principal advantages of multi-municipal planning is the ability to allocate land use obligations regionally rather than having them bear on each municipality individually. • The Region could establish broad area concepts independent of municipal boundaries wherein specific uses are or are not appropriate. • Electronic billboards could be disallowed from certain areas in the Region based on historic and scenic criteria. Because of their impact, it is easier to regulate electronic billboards out of an area than all billboards. However, municipalities can assess properties with billboards (including electronic) at higher rates, which may be a significant disincentive to their construction. • The Regional Comprehensive Plan should emphasize the economic value of historic and scenic areas to the Region in order to influence land use policy. • Municipal controls on PUC regulated facilities such as micro-cellular facilities and electrical utilities are difficult for municipalities to establish, due to regulatory pre-emption. <p>Anne will provide text in the Land Use and Cultural Resources chapters of the Regional Comprehensive</p>



PHOENIXVILLE REGIONAL PLANNING COMMITTEE
 Minutes of Meeting 115
 March 27, 2019

	Plan to establish the relationship between scenic and historic character and economic value/health.
8	MUNICIPAL MEMBER ANNOUNCEMENTS
8.1	<u>Charlestown Township</u> <ul style="list-style-type: none"> Hugh Willig reported of recent flooding at Charlestown and Morehall Roads due to collapse of a PennDOT storm drainage pipe.
8.2	<u>East Pikeland Township</u> <ul style="list-style-type: none"> Ron Hoinowski reported on Township efforts to promote low impact development. He also announced expiration of the Township's LERTA district in 2020.
8.3	<u>Phoenixville Borough</u> <ul style="list-style-type: none"> No news to report.
8.4	<u>Schuylkill Township</u> <ul style="list-style-type: none"> Mark Donovan announced Township passage of a renewable energy commitment resolution. He also described an upcoming meeting to discuss passenger rail service to Phoenixville.
8.5	<u>West Vincent Township</u> <ul style="list-style-type: none"> John Jacobs described planning commission meetings where Kimberton Village rezoning was discussed.
9	PUBLIC COMMENT / Non- Agenda Items
9.1	<ul style="list-style-type: none"> Sara Shick announced Rusty Strauss' election as Chair of the Federation of Northern Chester County Communities. Martha Majewski inquired whether Phoenixville had initiated fees for bulk trash items. Jon Ewald replied affirmatively.
10	ADJOURNMENT
10.1	A motion to adjourn was made by Hugh Willig and seconded by John Jacobs. Jon Ewald adjourned the meeting at 8:52 pm.

Respectfully submitted,

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