

PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 157

March 29, 2023

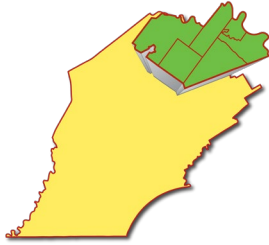
Member Representatives of the Phoenixville Regional Planning Committee:¹

<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/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	

West Pikeland Manager **Barbara Kelley** was also in attendance.

This meeting was held virtually via Zoom.

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



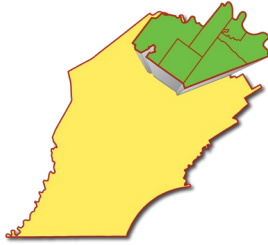
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1	CALL TO ORDER
1.1	Meeting 157 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:32 pm by Chairman Rusty Strauss.
2	ROLL CALL
2.1	Member representatives were present as indicated on page 1.
3	APPROVAL OF MINUTES
3.1	A motion to approve meeting 156 minutes as drafted was made by Rich Kirkner, seconded by Barbara Cohen, and approved unanimously.
4	INVOICE APPROVALS
4.1	The following invoice was considered: <ul style="list-style-type: none"> • Theurkauf Design & Planning, LLC, #0223-07 - \$ 1,214.02. A motion to approve the invoice as submitted was made by Rich Kirkner, seconded by Sara Shick, and approved unanimously.
5	CORRESPONDENCE
5.1	The 2022 Annual Report of the Pottstown Metropolitan Regional Planning Committee was received.
6	NEW BUSINESS
6.1	<p><u>Consistency Review – Hares Hill Road Elementary School – East Pikeland</u></p> <p>Phoenixville Area School District proposes a new 105,000 square foot public elementary school on a 29.5 acre site with athletic fields, playgrounds, and parking. Separate driveways are proposed for the public and for school bus traffic, from Hares Hill and Ridge Roads respectively. Extensive PV solar arrays are proposed on the building and over the secondary parking lot. Public pedestrian and bicycle access through the site between Hares Hill Road and Schuylkill Road is also proposed, subject to use/timing restrictions as may be imposed by PASD. Two areas on site are indicated for remediation of arsenic contamination per PADEP requirements.</p> <p>Hugh Willig inquired about whether the basins were designed for infiltration and water quality, which they are. Rich Kirkner invoked former Phillies great Dick Allen in his critique of the artificial turf sports field.</p> <p>PRPC concluded that the proposed PASD Elementary School plan is generally consistent with the Regional Comprehensive Plan. The following considerations were recommended to further advance Regional policy objectives:</p> <ul style="list-style-type: none"> • Provide a pedestrian/bicycle crosswalk across Hares Hill Road. • Implement streetscape enhancements for place-making/mixed use development areas. • Make EV accommodations in parking areas. • Facilitate implementation of the Cromby multi-modal trail.



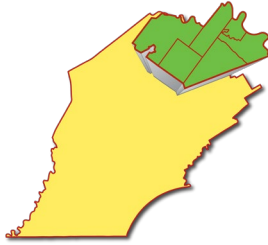
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	<ul style="list-style-type: none"> Promote bicycle access along Ridge Road. <p>A motion to issue the consistency review as drafted was made by Rusty Strauss, seconded by Sara Shick, and approved unanimously.</p>
6.2	<p><u>Regional Environmental Protection Standards – Forest and Woodland Resources</u></p> <p>Ed Theurkauf presented a model approach for municipal forest and woodland protection ordinances for consistency with the Regional Comprehensive Plan and effective stewardship. This involves the following components:</p> <ul style="list-style-type: none"> Defining forest and woodland resources based on ecological value and cultural significance Establishing limitations on clearing based on ecological value and zoning use parameters Requiring mitigation for clearing impacts based on ecological and cultural resource value Creating a legally compliant Timber Harvesting ordinance that accounts for resource value, post-harvest outcome, and feasible interventions “Reach-back” clause to require planting mitigation for timber harvests occurring 3-5 years prior to a subdivision or land development application <p>Hugh Willig questioned how a reach back provision could be applied when there is a change of ownership between a timber harvest and a development application, which prompted further discussion.</p>
6.3	<p><u>Regional Housing Affordability</u></p> <p>Ed Theurkauf provided an outline history of affordable housing requirements in New Jersey, based on landmark Mount Laurel court decisions.</p> <p>Rich Kirkner noted that in Phoenixville, developers have made nominal but insufficient contributions to address the issue. Debra Johnston added that affordable senior housing is being built in the Borough, but that does not serve workforce needs.</p> <p>Sara Shick stated that West Vincent would like to have more affordable housing, but has not been successful in obtaining it. She further noted that apartments touted by developers as affordable are decidedly not so.</p> <p>Barbara Kelley advised that the Chester County Economic Development Council has resources to assist in the provision of affordable housing.</p> <p>Rusty Strauss added that this will be an ongoing discussion topic for the Committee.</p>
6.4	<p><u>Lionville Trade Center</u></p> <p>Richard Bright passed along conceptual plans for a proposed massive warehouse/trucking facility in Uwchlan Township. The site is located on Lionville Station Road between the PA Turnpike and Milky Way Farm, and would include approximately 2,000,000 square feet of warehouse facilities in four buildings. It would be the second phase of an approved warehouse project of 1,900,000 square feet on</p>



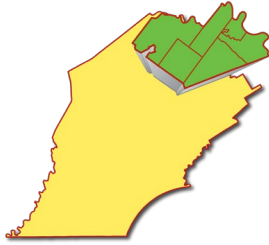
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	<p>Happy Days Farm near the Downingtown Turnpike interchange.</p> <p>Committee Members expressed concerns about traffic impacts on Township Line Road, Byers Road, Route 113, and Route 100, among others in the area. These impacts will negatively affect PRPC Members West Pikeland and West Vincent Townships, as well as Uwchlan and Upper Uwchlan.</p> <p>Lisa LaCroix added that the proposal is within the headwater areas of Pickering Creek, a designated High Quality Stream, which could suffer degradation.</p> <p>Hugh Willig noted that, since there is as yet no formal application, Uwchlan could affect amendments to its zoning to influence a more favorable development outcome.</p> <p>Richard Bright suggested that, when an official application is made, PRPC could take the matter under consideration and state its position in a letter to Uwchlan Township.</p>
7	OLD BUSINESS
7.1	<p><u>Northern Chester County Clean Energy Future Update</u></p> <p>Rusty Strauss reported that East Pikeland, Schuylkill, and West Pikeland, held a joint stakeholders meeting in March. Consultants will make updates based on input.</p> <p>The municipal partners will receive a 2 month extension on the VPP contract to complete work. After that, the municipalities will work toward implementation of the clean energy plan. The plan products will be shared with other municipalities.</p>
7.3	<p><u>PRPC Trail Committee</u></p> <p>A Trail Committee progress meeting was held February 23, and meeting notes were provided. Work is continuing on municipal interconnections. Notable work includes West Pikeland’s open space and trail planning grant, and communications between East and West Pikeland to extend the Bridge to Bridge trail along Pickering Creek.</p>
8	MUNICIPAL MEMBER ANNOUNCEMENTS
8.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> No news to report.
8.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> No news other than the PASD Elementary School application.
8.3	<p><u>Phoenixville Borough</u></p> <ul style="list-style-type: none"> Rich Kirkner reported that the Borough received an award for the new Fire Station and Community Recreation Center. There will be a conditional use hearing for a Pep Boys store at the former Sears building. The former Church Street fire house has been demolished. A municipal parking garage is being



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	considered for the site.
8.4	<p><u>Schuylkill Township</u></p> <ul style="list-style-type: none"> • Danielle Jouenne announced an April 22 Township litter cleanup on Pothouse Road. Phoenixville Borough residents were also invited to attend, as the road borders both municipalities. • The Route 23/Whitehorse Road Wawa Zoning Hearing Board decision is pending. Barbara Cohen asked about impact of the Wawa on a historic Underground Railroad tunnel. • The Planning Commission is in discussion with a developer concerning the former Reeves property.
8.5	<p><u>West Pikeland Township</u></p> <ul style="list-style-type: none"> • Richard Bright announced the April 1 Easter egg hunt at Historic Yellow Springs. • Barbara Kelley announced Township grant awards for a police vehicle, a public works vehicle, demolition of the Palmer house at Pine Creek Park, Pine Creek Park disk golf, and the Township Parks, Open Space, and Trails Plan. • Lisa Lacroix noted that public trail access with TDRs is often a sticking point with landowners.
8.6	<p><u>West Vincent Township</u></p> <ul style="list-style-type: none"> • Sara Shick reported on the success of the Township’s community gardens. • Chester County Preservation Partners have provided a Township open space preservation map. • The Township received a County award for its Litter Lifter program. • West Vincent is considering a ban on single use plastics. Rich Kirkner added that Phoenixville is also thinking about this. • The Township has repealed most of its high density zoning overlay provisions.
8.7	<p><u>Chester County Planning Commission</u></p> <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	Sara Shick made a motion to adjourn, which was seconded by Rich Kirkner. Rusty Strauss adjourned the meeting at 9:10 pm.

Respectfully submitted,

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