

# PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

Minutes of Meeting 159

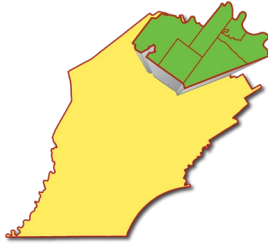
May 31, 2023

Member Representatives of the Phoenixville Regional Planning Committee:<sup>1</sup>

<u>Municipality / Organization</u>	<u>Committee Member</u>	<u>Planning Commission/Alt. Representative</u>
Charlestown Township	<b>Hugh Willig</b>	Mike Richter/Bill Westhafer
East Pikeland Township	<b>Rusty Strauss</b>	<b>Ron Hoinowski</b> /Terri Woodman
Phoenixville Borough	<b>Richard Kirkner</b>	Debra Johnston
Schuylkill Township	<b>Danielle Jouenne</b>	<b>Barbara Cohen</b>
West Pikeland Township	<b>Richard Bright</b>	<b>Lisa Lacroix</b>
West Vincent Township	<b>Sara Shick</b>	Art Miller/John Granger
Chester County	<b>Joe Shanley</b>	Bill Deguffroy
<b><u>Consultants</u></b>		
Theurkauf Design & Planning, LLC	<b>Edward A. Theurkauf</b>	Nanci Sarcinello
Smith and Porter, P.C.	Catherine Anne Porter	

This meeting was held virtually via Zoom.

<sup>1</sup> **Bold names** indicate attendees at this meeting



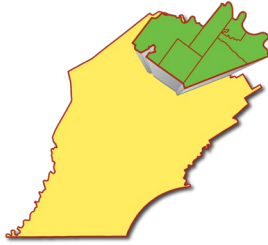
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1	<b>CALL TO ORDER</b>
1.1	Meeting 159 of the Phoenixville Regional Planning Committee (PRPC) was called to order at 7:31 pm by Chairman Rusty Strauss.
2	<b>ROLL CALL</b>
2.1	Member representatives were present as indicated on page 1.
3	<b>APPROVAL OF MINUTES</b>
3.1	A motion to approve meeting 158 minutes as drafted was made by Sara Shick, seconded by Barbara Cohen, and approved unanimously.
4	<b>INVOICE APPROVALS</b>
4.1	<p>The following invoice was considered:</p> <ul style="list-style-type: none"> <li>• Theurkauf Design &amp; Planning, LLC, #0423-15 - \$1,477.03.</li> </ul> <p>A motion to approve the invoice as submitted was made by Barbara Cohen, seconded by Rich Kirkner, and approved unanimously.</p>
5	<b>CORRESPONDENCE</b>
5.1	None
6	<b>NEW BUSINESS</b>
6.1	<p><u>Regional Comprehensive Plan Implementation – Riparian Buffers</u> Ed Theurkauf delivered a PowerPoint presentation to guide member municipalities on creating riparian buffer standards consistent with Regional Policy. The fundamental aspects are:</p> <ul style="list-style-type: none"> <li>• 150 foot buffers for Exceptional Value(EV) and High Quality (HQ) streams</li> <li>• 100 foot buffers for all other streams</li> <li>• No buildings or impervious surfaces permitted within buffers</li> <li>• Minimum 35 foot forested buffers for brownfield/redevelopment areas, coupled with enhanced BMP requirements for development occurring within 100 feet of streams</li> <li>• Zone 1 buffer to be undisturbed forest or reforestation area – 100 feet wide for EV/HQ streams, 50 feet wide for all others. Conservation practices and natural surface trails permitted.</li> <li>• Zone 2 buffer of managed forest or meadow, maximum 20% disturbance - outermost 50 feet of buffer. Zone 1 activities plus low impact agriculture and stormwater BMPs permitted.</li> </ul> <p>The PowerPoint will be provided to municipal members. Ed offered to address any member boards or committees to assist with implementation of Regionally consistent buffer requirements.</p>
7	<b>OLD BUSINESS</b>
7.1	<p><u>Northern Chester County Clean Energy Future Update</u> Municipal partners are setting up public meetings for discussion and comments on the draft plan as</p>



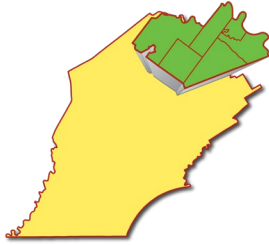
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	<p>follows:</p> <ul style="list-style-type: none"><li>• West Vincent – June 5</li><li>• East Pikeland – June 14</li><li>• West Pikeland – June 20</li><li>• Schuylkill – Anticipated July</li></ul> <p>Sara Shick added that there will be a “Clean Energy 101” informational meeting at the Hankin Library. In addition, informational boards will be created for posting at County libraries.</p> <p>Based on the review meetings, draft municipal plans may be adopted or further modified. Municipalities have until October to adopt their Clean Energy Transition Plan.</p>
7.2	<p><u>PRPC Trail Committee Update</u></p> <p>Ed Theurkauf is working with member representatives to schedule a progress meeting for June. Rich Kirkner will be attending future progress meetings on behalf of Phoenixville.</p> <p>Rich reported that Phoenixville is establishing funding to extend the French Creek Trail from Borough Hall to Paradise Street. Barbara Cohen added that the historic Ferris Wheel will be placed at the Borough Hall trailhead. The next challenge will be connecting the Trail from Paradise to Phoenixville Plaza (Giant), through or around property occupied by Cedar Hollow Recycling.</p> <p>Rusty Strauss described conversations with Phoenixville and Schuylkill regarding the connection from Phoenixville Plaza to the existing French Creek Trail trailhead at Township Line Road. Rich added that the forthcoming Starbucks development at the Plaza includes a trail accommodation.</p>
7.3	<p><u>Discussion – Regional Housing Affordability</u></p> <p>Ed Theurkauf delivered a PowerPoint presentation highlighting municipal affordability tools in Chester County’s A+ Housing Initiative, including:</p> <ul style="list-style-type: none"><li>• Zoning additional areas to allow higher density</li><li>• Expanded by right use provisions to allow attached and multifamily housing</li><li>• Measures to reduce infrastructure costs, including cluster development, grid street patterns, reduced street and parking dimensional requirements, shared parking, and natural vs. structural stormwater BMPs</li><li>• Density and height bonuses for lower cost housing accommodation</li><li>• Flexible design standards</li><li>• Accessory dwelling units, including modular tiny houses</li></ul> <p>Joe Shanley added that, according to Chester County’s Housing and Economic Planner, the PRPC Region is doing effective work on the affordability issue.</p>



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8	<b>MUNICIPAL MEMBER ANNOUNCEMENTS</b>
8.1	<p><u>Charlestown Township</u></p> <ul style="list-style-type: none"> <li>• Hugh Willig reported on road paving projects and minor subdivision activity.</li> </ul>
8.2	<p><u>East Pikeland Township</u></p> <ul style="list-style-type: none"> <li>• Ron Hoinowski said the Planning Commission will recommend approval of the PASD Elementary School proposed on Hares Hill Road, pending traffic and environmental approvals outside of the Township’s purview.</li> <li>• The Planning Commission has recommended approval of the American Heritage Federal Credit Union application.</li> <li>• Rusty Strauss announced the beginning of the summer concert series at Kimberton Park.</li> </ul>
8.3	<p><u>Phoenixville Borough</u></p> <ul style="list-style-type: none"> <li>• Rich Kirkner reported the following:             <ul style="list-style-type: none"> <li>○ 50 new municipal parking spaces on Church Street at the former Fire Company site.</li> <li>○ Upcoming ribbon cutting for the Hydrothermal Carbonization Biofuel operation at the Borough Sewer Plant – the first of its kind in North America.</li> <li>○ Weekend Bridge Street closures for Phoenixville Inside-Out are in effect, Memorial Day weekend to fall.</li> <li>○ The Phoenixville Farmers Market is open Saturday mornings.</li> <li>○ A mountain bike park is now open at Reservoir Park.</li> <li>○ Bluebird Distillery has been approved for a building expansion that will block views of an existing mural. They will have a new mural on the Starr Street side of the expanded building.</li> <li>○ Phoenixville is considering a plastic bag and plastic straw ban.</li> </ul> </li> </ul>
8.4	<p><u>Schuylkill Township</u></p> <ul style="list-style-type: none"> <li>• Danielle Jouenne reported on a “Cones for Cops” community event June 22.</li> <li>• The Reeves tract hearing has been postponed until August.</li> <li>• Wawa has a conditional use hearing scheduled July 12. They have received zoning variances without objection from the Board of Supervisors. Barbara Cohen added that there is a historic Underground Railroad tunnel in the area and asked whether the applicant could be induced to investigate.</li> </ul>
8.5	<p><u>West Pikeland Township</u></p> <ul style="list-style-type: none"> <li>• Lisa Lacroix stated that the Township is seeking to fill the Township Secretary/Assistant Manager position. Richard Bright added that a candidate who they favored has taken a position elsewhere.</li> <li>• The Township has received funding for an updated Parks, Rec, and Open Space Plan.</li> <li>• The Township is seeking grant support for a playground.</li> <li>• The new disc golf course at Pine Creek Park is being used.</li> <li>• Tom Dinan was recently honored for his years of service to West Pikeland.</li> </ul>



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8.6	<u>West Vincent Township</u> <ul style="list-style-type: none"><li>• Sara Shick announced resumption of the summer Movies in the Park program.</li><li>• An urgent care facility is proposed near Ludwigs Corner.</li></ul>
8.7	<u>Chester County Planning Commission</u> <ul style="list-style-type: none"><li>• No report.</li></ul>
8.8	<u>Announcement to Members</u> <p>Ed Theurkauf described a recent phone call from Spring City Manager Kisha Tyler regarding the Borough's interest in consideration for PRPC membership.</p>
9	<b>PUBLIC COMMENT / Non- Agenda Items</b>
9.1	There was no public comment.
10	<b>ADJOURNMENT</b>
10.1	Barbara Cohen made a motion to adjourn, which was seconded by Rich Kirkner. Rusty Strauss adjourned the meeting at 8:53 pm.

Respectfully submitted,

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