



A G E N D A

PHOENIXVILLE REGIONAL COMPREHENSIVE PLAN UPDATE – COMMITTEE WORKSHOP PRPC-16 October 24, 2018

1. PPW-2 Recap
2. Municipal Planning Commission Meeting Recap
3. Municipal Review Comments
4. Next Steps – Implementation Plan and Consistency Statement
5. Adjournment

Phoenixville Regional Planning Committee

August 29, 2018 Public Policy Comment Workshop Summary

Public Participation Workshop #2 took place at the Kimberton Fire Company in East Pikeland Township. Community members were invited to review and comment on PRPC Policy Elements and Implementation Strategies drafts. A total of 45 members of the public and PRPC member representatives attended.

The event started at 7:00 pm with an open house that featured large scale maps of Future Land Use, Natural Resources, Forests and Prime Agricultural Soils, Open Space/Recreation, Bicycle Routes, Transportation, and Cultural Resources.

PRPC Planning consultants Ed Theurkauf of Theurkauf Design & Planning, and Tracy Lee Tackett of Tackett Planning gave a PowerPoint presentation on the comprehensive plan elements. The presentation paused for three 15-minute “roundtable discussions” for workshop participants to comment on plan elements and implementation strategies as follows:

Land Use Plan

- Map 2 - A Schuylkill Township resident expressed concern that the “Low Density Residential” designation of an area in the Township including the Technical College High School’s Pickering campus was inaccurate and would attract additional development. Recommended re-designating it as “Rural”.
- LU-8 – request to strengthen the affordable housing component by *mandating* that new high-density residential developments include affordable housing
- LU-8 – several participants identified a need to connect affordable housing and jobs in Phoenixville and regional villages by promoting walkability and transit access
- LU-9/10 – encourage cluster-type developments for improved land conservation

Environmental Resources Plan

- ER-3 – questions about what riparian buffers are, whether the region’s streams have them and are they wide enough, and the scientific basis for protections.

Consultants explained that the PA Department of Environmental Protection (PADEP) determined 150 feet as the minimum recommended buffer width for Special Protection streams (Exceptional Value and High Quality) and 100 feet for streams not subject to special protections. Implementation Strategy ER-3 advocates uniform buffer protections throughout the region, while allowing reasonable exemptions (with stormwater mitigation) for certain uses and urban/brownfield redevelopment.

Energy Conservation and Sustainability Plan

- Participants asked whether it was feasible to mandate alternative energy components for new development.
- Several suggestions to increase the educational component of this plan. Consultants responded that strategies like EC-4 aimed to create municipal “information clearinghouses” for residents and businesses.
- EC-2 – consider adding cluster development/ “Eco Village” as an example of conservation and sustainability, either under EC or LU Plan (also see LU-9/10 under Land Use Plan notes)
- EC-2/EC-6 – suggestion to strengthen language regarding LEED/SITES: either adopt LEED and/or SITES standards for municipal sustainability standards or recommend stronger standards
- EC-4 – include information on recycling
- EC-5 – debate over whether composting should be a priority for the region. Suggestions included partnering with businesses/NGO’s like Lanchester Landfill to educate homeowners about composting; promoting HOA composting facilities; and implementing central composting facilities in urban areas while encouraging more rural homeowners to compost at home.
- In the section about food composting, expand to include a recommendation for composting education for at home composting and maybe neighborhood programs where on-site is not an option.
- Address impacts of landfills on land
- EC-6 – suggestion to make the 100% renewable energy resolution adoption a separate strategy, and to develop uniform resolutions across each of the member municipalities. Consider a strategy to hire a regional energy planner.
- EC-11 – participants supported more ‘assertive’ language for statewide solar legislation advocacy
- EC-11 – A West Vincent Township resident cited economics as a barrier to including more solar components to building projects

Housing Plan

- Affordable/Low-income Housing was a major concern among participants – a survey of the room indicated that over a quarter of participants were supportive of including more affordable housing initiatives, and also wanted to see more implementation strategies concerning low-income housing. Participants also requested more information about the differences between affordable and low-income housing. The Phoenixville Affordable Housing Initiative was mentioned by participants; consultants acknowledged that several of the report’s recommendations were included in the regional comprehensive plan and in the implementation strategies, but that this issue would be reviewed to see whether the plan could further align with the report.
- Participants asked whether it was possible to mandate affordable housing.

Economic Development Plan

There were no comments on implementation strategies for the Economic Development Plan.

Community Facilities Plan

- Suggestion for a “CF-12” strategy that addressed public safety/awareness/emergency response measures concerning trains carrying fossil fuels on regional freight routes
- CF-5 – A participant expressed concern that the hourly requirement for volunteer firefighters may be impractical for most regional residents; suggested encouraging a high school program to allow teens to begin some of the required training early

Parks, Recreation, and Open Space (PROS) Plan

There were no comments on PROS Plan implementation strategies.

Transportation Plan

- T-7 – Participant expressed concern that the PA Bike Route ‘S’ had become too dangerous for cyclists due to increased vehicular traffic; suggested increasing signage along it and other regional routes to increase driver awareness
- T-7 – Participant suggested widening SRT connection over the Route 29 Bridge from Phoenixville into Mont Clare to improve multimodal access.
- T-10/T-11 – Participant supported bringing passenger rail service back to Phoenixville. Recommended increasing emphasis on bus transit to benefit low-income and working class residents.
- T-10 – Recommend public transit between the region and West Chester

Cultural Resources Plan

- A participant commented that all of the CR Plan’s implementation strategies were lacking detail and should be expanded similar to other plan components’ strategies.
- A participant suggested partnering with the Chamber of Commerce to promote regional heritage tourism / establish a regional cultural center.

Other Comments:

- A Phoenixville resident commented that it was difficult to find location information for the draft Comprehensive Plan on the PRPC website.

The workshop concluded at 9:00 pm. Consultants encouraged participants to attend the monthly PRPC meetings, as well as the future Public Participation Workshop scheduled for March 2019.

MUNICIPAL PLANNING COMMISSION WORKSHOPS – SEPTEMBER AND OCTOBER 2018 DRAFT POLICY ELEMENTS

The policy elements were presented to the Planning Commissions of each Member Municipality. Comment and questions were received as follows:

East Pikeland Township – September 11, 2018

- Discussed benefits of adding East Vincent, Spring City, and West Pikeland to PRPC
- Questions about status of efforts to reestablish passenger rail service to Phoenixville
- The Municipal PowerPoint presentation could be used to promote the work of PRPC to non-member municipalities

Phoenixville Borough – September 13, 2018

- Benefits of small warehouse uses in industrial areas
- How to establish Phoenixville as the regional employment center – Accessibility seen as the critical issue
- Do Economic Development Areas outside of the Borough constitute sprawl?

Schuylkill Township – September 19, 2018

- Implementation Strategies in certain chapters require additional subtext for clarification and consistency
- Where do Regional efforts to coordinate trails stand?
- Will Schuylkill adopt the Regional Comprehensive Plan as its Municipal Comprehensive Plan?

West Vincent Township – September 20, 2018

- The Planning Commission was receptive to all concepts as presented
- Questions regarding the goals and timing of public workshops and the timeline for adoption were discussed

Charlestown Township – October 9, 2018

- Work with PennDOT to implement bicycle and pedestrian accessibility objectives
- Is there a way to compel PennDOT to pay more attention to County and Regional transportation policy, especially with regard to bicycle and pedestrian accessibility?
- Open Space protection requires municipal allocation of financial resources. Do all PRPC members have an open space earned income tax?
- The PRPC Plan should provide more context with regard to destinations, economic centers, etc. beyond the five member municipalities



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Fwd: Fw: Planning Commission Meeting on August 14th (and discussion of Chapters 6 through 11 of the Phoenixville Regional Comprehensive Plan)

Ed Theurkauf <ed@theurkauf.com>

Wed, Sep 5, 2018 at 1:58 PM

To: TDP <ed@theurkauf.com>

From: Tom Comitta

Sent: Thursday, August 09, 2018 4:28 PM

To: Allen Michael ; <mailto:lelandwd@verizon.net> ; Linda Csete ; Dan Wright ; Bill Westhafer ; Mike Churchill twp ; charles4lisa@gmail.com ; Andy Motel ; Mike Richter ; Andre Von Hoyer ; Kevin Kuhn

Subject: FW: Planning Commission Meeting on August 14th (and discussion of Chapters 6 through 11 of the Phoenixville Regional Comprehensive Plan)

Hello All,

When we meet on August 14th, let's discuss the comments below pertaining to Chapters 6 through 11. We believe that these Chapters are well written. However, there are several "tweaks" that should be made and/or considered to improve the drafts.

1. Consider replacing the first paragraph on page 1 of the Housing Plan, Chapter Six, with a "101" type narrative that summarizes Section 301.(a)(2.1) of the PA MPC. In other words, instead of mentioning such items as "ethnicity", and "prioritizing a workforce appropriate to local and regional centers of employment", perhaps a simple paragraph that mentions what a housing plan is intended to do, based on the wording in Section 301. would be a useful introduction.
2. Consider adding 2 items to the existing list of 4 considerations on page 18 of the Housing Plan, just above Section 6.5, relative to amending ordinances, "consider Live-Work Units", and "consider Apartments Above Groundfloor Retail Use".
3. Consider adding Implementation Strategy H-8 on page 19 of the Housing Plan, to mention "Amend zoning provisions to enable accessory dwellings in association with existing single-family dwellings, Live-Work Units, and Apartments Above Groundfloor Retail Use".
4. Attempt to enlarge and sharpen the focus of Figure 7.3-1 on page 13 of Chapter Seven – Economic Development Plan, in order to make the "Attributes of a Great Place" more readable.
5. Add "crosswalks" to the first paragraph on page 15 of Chapter Seven – Economic Development Plan, to expand the list of streetscape features.

6. Mention the Act 537 Sewage Facility Plans of the municipalities in Chapter Eight – Community Facilities Plan, on page 1 in Section 8.2, and on page 16 in Section 8.10 under Implementation Strategy CF-1.
7. Change the date on the bottom of page 16 in Chapter Nine – Parks, Recreation, and Open Space Plan, from 2012 to 2013 (to reflect the revision date of the Charlestown Township Parks, Recreation, Open Space & Trails Plan.
8. Please mention the Horseshoe Trail again in the middle of page 13 of Chapter Nine, in addition to the 3 local trails.
9. Modify the wording for Implementation Strategy PRO-9 on page 19 of Chapter Nine, to indicate: “Establish **and continue to implement recreational** fee-in-lieu provisions...”.
10. Please clarify on Map 6 “Community Facilities – Infrastructure” if the Public Sewer Service Areas are existing, or existing and proposed.

Tom

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From: Tom Comitta

Sent: Monday, June 11, 2018 5:49 PM

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Subject: FW: Planning Commission Meeting on May 8th (and discussion of the Phoenixville Regional Comprehensive Plan)

Hello All,

When we meet tomorrow evening, let's briefly discuss the attached Review Comments and edits pertaining to Chapters 2 & 3, and complete item 6.5. based on Michael Churchill's comment from May 8th that still needs to be added.

Relative to Chapters 4 & 5, please note the comments below. Overall, we believe that Chapters 4 & 5 are well written and complete. However, we have a couple of suggestions as noted below.

1. On page 1 of Chapter 4, add the word "highly" in front of erodible soils for item 2. in the middle of the page.
2. Remove the words "specific microclimates" for item 3. on page 1 of Chapter 4, as this is undefined and somewhat "lofty".
3. Add the word "soil" in front of the word erosion in the middle of page 3, the middle of page 4, the middle of page 5, the bottom of page 10, the bottom of page 11, and the bottom of page 14 to add clarity.
4. Add the words "continue to" on page 10 of Chapter 4, third paragraph from the bottom, so that it reads: "Development should **continue to** be prohibited or very severely limited on steeply sloping lands".
5. Change the words "artificial" to "man-made", relative to the Exemption for slopes at the top of page 11 in Chapter 4.
6. Reflect on various Court Cases relative to wide buffers, in the context of the second paragraph on page 13 in Chapter 4, and well as the fourth paragraph on page 14 in Chapter 4.
7. Consider adding a reference to "Live-Work Units" (as a form of "zero commute housing") in the Telecommuting paragraph at the bottom of page 9 in Chapter 5.

Tom

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