

PHOENIXVILLE REGIONAL PLANNING COMMITTEE

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

ANNUAL REPORT – 2025

January 28, 2026

1. Meetings – Meetings of the Phoenixville Regional Planning Committee (PRPC) were held on the following dates in 2025:

January 29
February 26
March 26
April 30
May 28
June 25
July 30
August 27
September 24
October 29
December 3

The January 29 and September 24 meetings were held in person at the Schuylkill Township municipal building. All other meetings were conducted virtually via Zoom.

2. Officers – The following individuals served as PRPC officers:

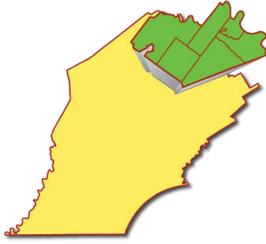
Chair – Rich Kirkner, Phoenixville Borough

Vice Chair – Lisa Lacroix, West Pikeland Township

Secretary – Danielle Jouenne, Schuylkill Township

3. Committee Membership – The following individuals constituted the PRPC membership:

| <u>Municipality</u> | <u>Board Members</u> | <u>Planning Commission/Alt. Members</u> |
|------------------------|----------------------|---|
| Charlestown Township | Hugh Willig | Mike Richter/Bill Westhafer |
| East Pikeland Township | Rusty Strauss | Ron Hoinowski |
| Phoenixville Borough | Richard Kirkner | Amanda Irwin |
| Schuylkill Township | Danielle Jouenne | Andrew Jacob/Martha Majewski |
| West Pikeland Township | Steve Costa | Lisa Lacroix |
| West Vincent Township | Dana Alan | George Martin |



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Chester County Planning Commission’s (CCPC) liaison to PRPC was Senior Urban Planner Kevin Myers. Senior Community Planner Chris Patriarca, AICP served as alternate liaison.

4. Consultants – The following served as professional consultants to PRPC:

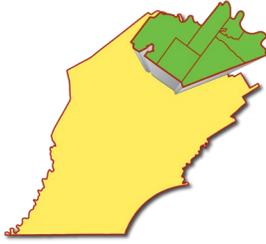
| <u>Services</u> | <u>Organization</u> | <u>Professionals</u> |
|--------------------------------|--|--|
| Legal | Smith and Porter, PC | Catherine Anne Porter, Esq. |
| Planning Planning Alternate | Theurkauf Design & Planning, LLC Sarcinello Planning & GIS Services | Edward A. Theurkauf, RLA Nanci Sarcinello, AICP |

5. Ordinance and Policy Reviews – The following municipal ordinances were reviewed for consistency with the Phoenixville Regional Comprehensive Plan and Implementation Agreement:

| <u>Municipality</u> | <u>Ordinance Type, Name, and Description</u> |
|---------------------|---|
| Phoenixville | <p>Subdivision/Land Development Ordinance Amendment – Traffic Study To revise the scope of required Traffic Impact Studies for developments of specified size and intensity thresholds, or as determined necessary by the Borough Traffic Engineer. The amendment included:</p> <ul style="list-style-type: none"> • Requirement to analyze non-vehicular travel and connections for proposed developments. • Requirement for a traffic impact study to include considerations of public transportation, pedestrian accessibility, bicycle accommodation, and access to the regional trail and bicycle network. |

At the January meeting, PRPC determined that the proposed amendment was consistent with the Phoenixville Regional Comprehensive Plan.

| | |
|--------------|---|
| Phoenixville | <p>Zoning Ordinance Amendments - including the following:</p> <ul style="list-style-type: none"> • Zoning map changes • Provisions for accessory dwelling units (ADUs) • Changes to special exception uses in several districts • Revisions to parking provisions • Housing for people with disabilities • Revised district specifications • Repeal of resource protection standards |
|--------------|---|



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- Zoning exemption for municipal use

At the July meeting, PRPC found general consistency of the amendments with the Regional Comprehensive Plan, except for the following inconsistencies and recommended modifications:

- The proposed Borough zoning exemption allows for potential incompatibilities that adversely affect nearby properties and the surrounding neighborhood, contrary to the Land Use Plan.
- Repeal of the riparian buffer requirement is contrary to the Environmental Resources Plan.
- The proposed amendment does not promote planned trails, contrary to the Parks, Recreation, and Open Space Plan.

In September, further amendments to the zoning ordinance and subdivision/land development ordinance included the following:

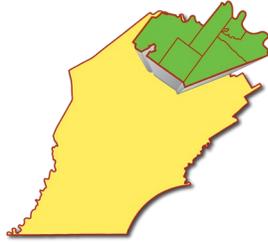
- Provisions for data centers in the I Industrial Zone
- Buffering of municipal uses
- Various wording and cross-reference revisions

The PRPC found that the new amendments and Borough response to the prior consistency review addressed the previously identified deficiencies, and found the amendments to be consistent with the Phoenixville Regional Comprehensive Plan.

6. Development Plan Reviews – The following developments of Regional impact were reviewed for consistency with the Phoenixville Regional Comprehensive Plan:

| <u>Municipality</u> | <u>Development Name and Description</u> |
|---------------------|--|
| Charlestown | Whitehorse Residential Development The proposal included 389 townhouses, plus a central community building and pool to be located on Whitehorse Road, near the intersection of Morehall Road. An alternative proposal showed a three story 205 unit apartment building in place of 132 of the townhouses on part of the site. |

At the May meeting, PRPC found the plan to be inconsistent with the Regional Comprehensive Plan based on the following deficiencies:



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- Inadequate buffering and setbacks from incompatible uses.
- Poor pedestrian circulation and insufficient offsite and trail connections.
- Poor parking layout, screening for the apartment component.
- Inadequate riparian and wetland buffers.
- Inadequate hedgerow and woodland preservation.
- Pipeline safety insufficiency.
- Inadequate green stormwater quality infrastructure.
- No recreation amenity for children.
- Intersection safety concerns.
- Interferes with truck access to the adjacent Beyond Meat plant.
- Demolition of a Class 1 Historic Resource.

West Vincent

Bennett Tract Residential Development

The plan is for a residential development of (47) single family houses in a cluster/open space plan configuration on a 185.2 acre tract. In addition, two existing farmstead lots are to be preserved, each containing two existing residences to remain. The plan includes 114 acres of open space configured to retain the existing agricultural viewshed along Route 401 and sensitive environmental resources.

At the December meeting, PRPC found that the Bennett residential development requires revision for consistency with the Phoenixville Regional Comprehensive Plan as follows:

- Planned Regional and local trail connections should be facilitated.
- On site recreation amenities should be provided.
- A Traffic Impact Study shall determine any need for roadway and intersection improvements.

7. Other Activities

- Devault Multi-modal Rail Trail - At the June meeting, members discussed the status of Transportation Management Association of Chester County (TMACC) efforts with the planning/ownership/development of the Devault Rail Trail. At the September meeting, Executive Director Tim Phelps and John Meisel of TMACC presented a draft Memorandum of Understanding (MOU) and Agreement to form an Intergovernmental entity to own and manage the proposed Devault Rail Trail, including partner municipalities Upper Providence, Phoenixville, Schuylkill, Charlestown, and East Whiteland to convert a 10 mile stretch of a former Norfolk-Southern railroad spur to a multi-use trail. At the October meeting, PRPC issued a memorandum to TMACC endorsing a multi-municipal



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- implementation agreement to own, develop, and operate the proposed Devault Rail Trail.
- Regional Comprehensive Plan Implementation - At the February meeting, members considered municipal progress on implementing the PRPC Energy and Sustainability Plan element of the Regional Comprehensive Plan. At the March meeting, members considered municipal progress on implementing the PRPC Land Use Plan element. At the May meeting, members considered municipal progress on implementing the PRPC Environmental Resources Plan element. At the June meeting, members considered municipal progress on implementing the PRPC Housing Plan element. At the July meeting, members considered municipal progress on implementing the PRPC Economic Development Plan element. At the October meeting, members considered municipal progress on implementing the PRPC Parks, Recreation, and Open Space Plan element. At the December meeting, members considered municipal progress on implementing the PRPC Transportation Plan element.
 - At the January meeting, members discussed housing affordability, including approaches to diversify the housing mix, infill housing, Accessory Dwelling Units (ADUs), financing, and parking requirements.
 - Activities and progress of the Regional Trails Committee were discussed in February, March, April, and May.
 - At the March meeting, PRPC issued endorsement letters of grant applications for funding of community gardens, trails, and lighting/electrical improvements at East Pikeland's Ridge Road Park.
 - At the April meeting, PRPC issued an endorsement letter of a grant application for DCNR funding of West Pikeland stormwater Improvements.
 - At the September meeting, Executive Director Ryan Gottier and Mike McGeehin of Phoenixville Area Soccer Club presented on their organization's role in youth sports and its related benefits to participants and the Region.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'E. Theurkauf', followed by a horizontal line extending to the right.

Edward A. Theurkauf, RLA, ASLA, APA
PRPC Planning Consultant