

SOUTH COATESVILLE PLANNING COMMISSION MEETING
MONDAY, FEBRUARY 13, 2023
7:00 PM
VIRTUAL - BY ZOOM

PLANNING COMMISSION MEMBERS

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| Shelly Eveland, Chair (2021-2025) | Susie Mendenhall, Secretary (2021-2025) |
| Larry Wright (2021-2025) | Marvin Powell (2022-2026) |
| Milton Baxter (2020-2024) | David Phillips (2020-2024) |
| Rebecca Ward (2021-2025) | |

AGENDA & MINUTES

I. Roll Call
II. Old Business
a. Projects

Solar Farm – Upper Gap Rd.

The Planning Commission is progressing with the Request for Proposal (RFP) process to gather proposals for establishing a solar farm in the borough. A Solar Farm has the potential to generate approximately \$50,000 of passive income for our community annually for 25 years or more. We received 40 responses to the resident survey. Seventy five percent (75%) agreed that a solar farm is a good idea for our community. The Borough-owned property subject to the RFP encompasses the lease of portions of 2230-2240 Upper Gap Road, South Coatesville, PA (UPI Nos. 9-11-14 and 9-13-1) – adjacent to the Central Chester County Recycling Authority at 2240 Upper Gap Road. We currently have three companies who have expressed an interest.

The RFP will be reviewed and voted on in March. The Planning Commission will be managing the RFP process.

Summit Village – Adjacent to Birch St.

An official project for a townhouse development with 132 attached units adjacent to Birch St. - 65 units on the Western parcel and 67 unit on the Eastern parcel.to be built on the east and west sides of Birch St. Conditional Use hearings are complete.

Next steps: Summit Village builder presentation of preliminary / final Land Development plans at the next Planning Commission meeting on Monday, February 13th @ 7:00 p.m.

Penn's Woods Winery – Woodward Rd.

Winery & Event Venue – Potential Redevelopment Assistance Capital Program (RACP) Grant Project partner. South Coatesville plans to provide grant funding issued by the Pennsylvania Department of Community and Economic Development (DCED) RACP to regrade Woodward Rd.

Woodward Rd. Repair – Woodward & Culvert

Received Department of Environmental Protection (DEP) approval. Waiting on one more easement and then we can progress with the bid process. Potential completion date of Q2 2023.

Single-Family Home Development – Overhill Rd.

An informal project request has been submitted to develop a community on 10 parcels off Overhill Rd., directly across from the Southview Townhome Community. Next steps: formal submission of a Conditional Use Application. There are currently no formal agreements at this time.

Budget

III. New Business

- a. Summit Village Presentation
- b. Vote: Solar Facility RFP

IV. Other Business & Reminders

- a. **Meeting Time** – The Planning Commission meets, virtually, on the second Monday of the month at 7:00 p.m. We will continue to meet virtually until further notice.
- b. **Zoning Board Hearings** – The Planning Commission will conduct Zoning Board Hearings until further notice.
- c. **Comprehensive Plan Update** – We are planning to begin the process of updating our Comprehensive Plan early 2023. Please be thinking about what you want to see in your community. We will be reaching out to get input. We need your help.

V. Public Comments

- a. Don't forget that you are invited to attend the monthly meetings and have your voice heard!

ZOOM DETAILS

<https://us06web.zoom.us/j/81187161707?pwd=bEFDU1Q4ZUISe1Y3V6ditqTTZ4UT09>

Meeting ID: 811 8716 1707

Passcode: 123

Find your local number: <https://us06web.zoom.us/j/81187161707?pwd=bEFDU1Q4ZUISe1Y3V6ditqTTZ4UT09>

<https://us06web.zoom.us/j/87275057008?pwd=RExjT05leDFRQjZQaFE4dlpHVWY0dz09>