

Phoenixville Planning Commission

MINUTES

Thursday, March 9, 2023

6:00 PM

- I. Call to Order
 - a. 6:05PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Present
 - Members:
 - 1. Debra Johnston
 - 2. Kristiaan Wiedegreen
 - 3. Catherine Bianco
 - 4. Joseph Sikora
 - 5. Raffaello Di Napoli
 - 6. Kevin Dwyer
 - 2. Borough Council Liaison Brian Moore
 - 3. Borough Engineer Owen Hyne
 - 4. Land Planner Adrienne Blank
 - 5. Borough Manager Jean Krack
 - 6. Planning Director Dave Boelker
 - b. Excused
 - 1. Vice Chair Tom Carnevale
- IV. Reorganization
 - a. Chairperson
 - Nomination to appoint Carnevale by Johnston.
 - No discussion.
 - No other nominations.
 - Vote to appoint Carnevale 6-0.
 - b. Vice Chairperson
 - Nomination to appoint Bianco to by Sikora.
 - No discussion.
 - No other nominations.
 - Vote to appoint Bianco 5-0.
 - c. PRPC Representative
 - Johnston volunteered to continue for 2023.
 - d. HARB Representative
 - Sikora volunteered for 2023.

- e. Zoning Rewrite Task Force Representative
Bianco and Johnston volunteered.

- f. 2023 Meeting Dates

1. April 13
2. May 11
3. June 8
4. July 13
5. August 10
6. September 14
7. October 12
8. November 9
9. December 14

- V. Approval of Minutes

- a. November 10, 2022

- Motion to approve as submitted by DiNapoli.

- Seconded by Wiedegreen.

- Motion carried 5-0 (Dwyer not a member at the prior meeting).

- VI. Updates / Correspondence

- a. None

- VII. Public Comment

- a. None

- VIII. Old Business

- Bluebird**

- Presenting: Applicant Counsel Jonathan Long, Architect Paul Salvaggio, Applicant Jared Atkins, Engineer Andrew Miller.

Long introduced himself as counsel and Salvaggio summarized the changes to the pan since the last time the Commission saw it.

Letters:

RVE:

HOP required for work in a state route. Salvaggio stated it has been submitted and under review. Hyne requests the Borough be included in the response comments.

Hyne – Request for parking analysis, even though parking is not required to be provided, the impact/generation is needed.

Landscape Plan shall be provided.

23 – Hyne seeks delineation and a statement of curb and sidewalk replacement, planned, as needed, as response to damage during construction.

28 – Solid waste – Current enclosure will be removed and relocated, accessed from Prospect Street.

55 - Survey limits should be expanded to the required 100'. A will-comply.

56 – the erosion & sediment control plan and proposed handicap ramps cannot

be shown on a plan for existing conditions and demolition. Remove all proposed features from the Existing Conditions Plan / Demolition (plan). A separate erosion & sediment control plan shall be created as well as a grading detail plan showing the curb ramp design (or as required by PennDOT during review of a highway occupancy permit application.)

62 – Hyne/Salvaggio comments on brick sidewalk and internal walkway matching patterns/specifications.

Waivers

1. Section §22-304.2.A – to not provide a parking analysis.

RVE does not support this waiver request.

2. Section §22-600 – to not provide a Market Analysis.

Council decision.

3. Section §22-601 – to not provide an Environmental Impact Analysis.

RVE has no objection to this waiver request.

4. Section §22-602 – to not provide a Traffic Impact Study.

The applicant must determine whether they will generate more than 300 trips to determine whether a Traffic Impact Study is required. If not applicable, then a waiver is not required. The applicant must provide an analysis demonstrating whether trips newly generated trips will exceed 300 because of the increased occupant load/use.

5. Section §22-603 – to not provide a Community & Fiscal Impact Analysis.

Council decision.

6. Section §23-306 – to not provide infiltration.

RVE has no objection to this waiver request.

Denlinger/Atkins/Hyne - Clarification and commentary on two enclosures. Atkins offered that the cooling enclosure will be removed.

Gilmore & Assoc.

Blank - The proposed trees should be different species. Will comply.

Planters and streetscape elements should be included in the Starr Street improvements and shown on a landscape plan.

Blank/Hyne/Salvaggio/Krack discussed the procedure, selections and review process of anything in the ROW.

Landscaping plan is required. Will comply.

Mural – In a gesture of cooperation and community, the applicant is proposing placement of some kind of mural.

Public Participation:

Tom Deluca – Ashburn Road – Pleased with inclusion of mural. Solid waste placement should be considered. Nice plan overall.

Commission Discussion:

Moore/Hyne – Discussion on the sanitary easements.

Moore/Salvaggio/Atkins – Discussions on how the cistern/storage will exceed typical stormwater requirements. There WILL need to be an overflow system, routed back into the stormwater system.

Moore/Boelker/Salvaggio/Denlinger – Comments on parallel streams of all approvals, HARB (mural and building)

Johnston – Commended architecture.

Moore/Hyne – Review of waiver requests, all to the list, 22-407.3 easement area around a utility requiring a waiver. Miller (Engineer) strikes the Parking Analysis waiver as that will be supplied.

Sikora – Commended the architecture. Suggested the applicant reach out again to the original artist.

DiNapoli – Comments on potential placement options of a mural.

Bianco/Atkins/Hyne/DiNapoli – Clarification of discharge of stormwater after used in the cooling process. It will go to the storm system and not the sanitary system.

Sikora/Denlinger – Comments

22-304 – Parking – Withdrawn.

22-600 – Market analysis.

22-601 – Environmental. No objection.

22-602 – Not provide TIS. IF required (300 trips)

22-603 – Fiscal.

23-306 – No objection

22-407.3 – To allow an easement area less than 20' in any area. No objection by RVE.

Recommendation:

Wiedegreen recommended the plan be approved as submitted with applicable, remaining, added waivers.

Consultant letter satisfaction.

Johnston seconded.

Motion carried 6-0.

IX. New Business

- a. **2023-01 - 785A Starr Street Expansion (Sketch) - 15-14-279.1:** The proposed development consists of the construction of a new 8,999 square foot commercial building and parking lot fronting along Starr Street.

Presenting: Kurt Wolter – Principal – Suggested that the engineer will be able to comply with all comments.

Letters:

Gilmore & Assoc.

Blank – Provided an overview of the prepared review letter.

Comments/Topics:

Build-To Line – Need to indicate the range, not just the lineup with the adjacent structure

Pedestrian interface should be more evident.

Max impervious – should be base site.

Parking/Landscaping/Buffering – Provide ITE analysis for P/F, street trees/buffering.

Pedestrian connections –

Wolter agreed – this is progressing conceptually, and will be beautified.

Public Participation:

None.

Commission Discussion:

Moore/Krack – Update on the Starr and Nutt Rd. improvements.

Bianco/Wolter – Comments on users possibly changing.

Boelker/Hyne/Wolter – Comments on required versus available parking on the existing lot. Wolter will look at available surplus of parking at the property and provide an analysis. This may provide a reduction in parking at the immediate site area, and provide some breathing room for loading, or a building shift, outdoor space, etc.

- X. Review of Project Dates
 - a. March 2023 – No action needed.
- XI. Review of Zoning Ordinance
 - a. 675 High Street Special Exception Application
- XII. Committee Member Updates/Discussion
 - a. None.
- XIII. Adjournment
 - a. 8:08pm