

Phoenixville Planning Commission

MINUTES

Thursday, April 13, 2023

6:00 PM

- I. Call to Order
 - a. 6:13PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Present
 - 1. Chairperson: Tom Carnevale
 - 2. Vice Chairperson: Catherine Bianco
 - Members:
 - 1. Kristiaan Wiedegreen (joined via Zoom after roll call)
 - 2. Joseph Sikora
 - 3. Raffaello Di Napoli
 - 4. Kevin Dwyer
 - 5. Debra Johnston
 - 3. Borough Council Liaison Brian Moore
 - 4. Land Planner Adrienne Blank
 - 5. Engineer Owen Hyne
 - 6. Borough Planning Director Dave Boelker
 - 7. Borough Manager Jean Krack
 - 8.
- IV. Approval of Minutes
 - a. March 9, 2023
 - Motion to approve as submitted by Johnston.
 - Seconded by Bianco.
 - Motion carried 6-0-1 (Carnevale abstained).
- V. Updates / Correspondence
 - a. Carnevale thanked the commission for their contributions to the memorial bench for Bill Davidson.
- VI. Public Comment
 - a. None
- VII. Old Business
 - a. None
- VIII. New Business
 - a. **2020-03 - Odessa Land Development – MAJOR REVISION - 15-4-56:** The approved Final subdivision, lot consolidation and land development project proposed the construction

of one (1) 3-4 story apartment building, one-hundred eighty-two (182) stacked townhouses, and all associated grading, storm water facilities, utility layout, landscaping and lighting. This Major Revision plan eliminates the connection to Ashburn Road, reroutes emergency access circulation within the project, and addresses items identified in the updated Traffic Impact Study.

Presenting: Mike Layton from BL Companies. Seeking recommendation for the major revision, eliminating the connection to Ashburn from the southeastern portion of the site, maintaining emergency access along the southern trail, adding a note that should the connection rights come available

Letters:

RVE:

Hyne/Layton - all comments on the review are Will Comply.

Gilmore & Assoc.:

Blank/Layton - all comments on the review are Will Comply.

Denlinger/Layton – Comments on parcel numbers needing to be added to plan, as well as Hastings being added as an owner acknowledgment specificities, including a construction easement from the Ukrainian Church, blanket stormwater easements, planned community documents to cover all improvements' maintenance.

Commission Discussion:

None.

Public Participation:

Tom Deluca – Ashburn – Questions and comments on the road connection.

David Saneck – Fillmore Street – Comments and questions on changes and access points.

Recommendation:

Bianco made a motion recommended the plan approval under the following conditions:

- Standard Action Memo Terms,
- Satisfaction of the Borough Engineer's letter,
- Satisfaction of the Borough Land Planner's letter,
- Satisfaction of the Borough Solicitor's suggestions as stated in the meeting,

DiNapoli seconded

Motion carried 7-0

- b. **2023-03 197 Bridge Street Expansion – Bridge & Main, LLC – 15-9-160:** This project proposes interior renovations and additions to existing buildings on site adding eight (8) residential units. A new fourth floor will be constructed above 193 and 195 Bridge Street and a new partial second and third floor addition will be constructed in the rear of 193 and 195 Bridge Street, visible from Main and Price Streets.

Presenting: Brent Zerr, Architect, discussed the project which will second and third floors of the existing building and adding a fourth floor.

Letters:

Gilmore & Assoc.:

Blank – efficiency along Price Street that is not permitted. Comment on how design will enhance. Price Street height will need to comply with 45' +10%. While parking is not required to be provided, a parking analysis must be provided to weigh impact. Comment on a package room.

Boelker/Zerr – Comments on parking analysis.

Johnston/Zerr – Comments on efficiency becoming a package room or trash.

Moore/Boelker – Comments on elevators, HARB approval.

Bianco/Zerr – Discussion on how the rear might be made safer for pedestrian use.

Carnevale – Comments on dangers of Price Street, and need for improved pedestrian access and circulation. Concern on Borough public litter being used.

Public Participation:

Mike Kajak – 1 N. Main – Comment on if building/units will be sprinklered.

Susan DiCerchio – Gay Street – Comment on architectural features.

- c. **2023-02 Paradise Village – Paradise Development, LLC – 15-8-22, 15-8-24:** This plan proposes to construct 5-story building with 12,670 square feet of commercial space on the ground floor, 200 residential units (264 bedrooms) above, the Hall Street extension, surface and under-building parking (252 residential, 88 commercial spaces) and associated storm water management.

Presenting: Mike Bercek and Glen Kelczewski, Engineers, Dave Moskowitz. Summary: Project is located between Luxor and the new Fire Station. Two lots will be consolidated to connect Paradise to Bridge Street, a 200-unit apartments, small commercial space, vendor stalls to the east, trail construction, connections and amenities, landscape and pedestrian oriented amenities. Bercek discussed the flow of the parking levels and amenities. Discussed that 35 stalls above the calculated required supply. The landscape plan has been added. The vendor stalls will be behind the sidewalk. Discussions have occurred on the one-way vs. two-way street. It is likely that later submissions will show a two-way road.

Moskowitz – Provided description of the vendor area and the project becoming an extension of the pedestrian commercial area.

Bercek – Commented on moving the vendor areas further back from where they appeared in the sketch plan (right up on the sidewalk, prohibiting a clear sidewalk)

Letters:

RVE:

Hyne:

1 – Key need be shown.

10 – Tree identification. (Arborist is going Thursday)

18 – Open space needs clearly identified and delineated.

20 – Market Analysis.

21 – Environmental Impact Analysis – These are required prior to plan approval.
22 – TIS
23 – Community and Fiscal
Bercek – All are underway.
28 – Lots and driveways. ADA spaces, to remain, may need a waiver.
29 – Wheel stops.
30 – Detailed grading.
31 and more – EV charging requirements, NOTE requirement.
32 – EV capable in the structure.
33 – 10% shall be EVII for residential use.
34 – 5% shall be EVII for commercial use.
Bercek – architect is working on this.
36 – Maintenance friendly materials preferred.
37 – FD needs to comment.
41 – Landscape Plan must be done by a certified LA.
48 – Impervious liner needs to be extended.
49 – Level spreader easement. Discussions underway.
50 – Potential future pedestrian connection, making sure infrastructure will not get in the way if an access is available.
Bercek – Comment on likely seeking a partial waiver due to the grade challenges and not including a full sidewalk on the south side of Hall Street.
66 – Solid Waste removal, storage, truck circulation under the parking structure.
69 – Parking for outdoor market.
86 – Shared parking analysis needs be provided.
87 – Preservation of features.
88 – Fire truck turning needed.
89 – Delivery truck circulations template needed.
90 – Hall Street shall be a two-way street with a minimum 22' cartway, and the reasons for that.
94 – 20' trail easement and legal descriptions.
97 – Sidewalk connections to Paradise.
100 – Sidewalk connection from bike racks to the trail as related to proximity.
102 – Sidewalks to provide access to pedestrian market, stabilized grass wears like grass, and an all-weather surface is desirable.
104 – Additional lighting is needed, Will Comply.
106 – Lighting for market will be considered.
107 – Solid waste storage for the market shall be provided. Will comply.
108/109 – Restroom facilities will be considered.
113 – Coordination to remove cul-de-sac on Hall Street is needed.
Water and Sewer Comment – Exterior meter vault is needed.
Kelczewski – 110/112 – Radii discussion and potential waiver needs.

Gilmore & Assoc.

Blank – Comments on Public open space and required access to these. Environmentally sensitive feature preservation. Trail and pathway network needs full connectivity. Landscape details are yet to be completed. Complete Street concepts should be enhanced. Vendor accessibility should be enhanced and with additional amenities.

Denlinger/Moskowitz – These will be rental units, and not condos for sale.

Commission Discussion:

Sikora – Positive comments on adding the kiosks, but provided feedback that parking will be needed to support the viability of these kiosks. Comments of traffic existing to Nutt and queueing. The traffic impact study will be vital. Krack added that Paradise Street improvements are in design and bidding phase, that would include a light at Paradise and Nutt.

Bianco/Hyne/Bercek – Comments on residential versus commercial sidewalk widths and consistency. Comments on loading zone elimination and relocation to behind or inside the building.

Dwyer/Bercek – Comments on exterior lighting and signage.

Sikora – Recommended to consider making the space very tech savvy.

Carnevale – Agrees two-way road is needed. Echoed others' comments on realistically and organically getting pedestrians to and through the site. Kiosks need more detail.

Fire access. Level-spreader in a floodplain is permitted.

DiNapoli/Bercek – Discussion of transition of roadway and retaining wall and rerouting Luxor stormwater.

Public Participation:

Mike Kajak – 425 Bridge St. – Question as to underground utilities.

Dave Meadows – Main Street – Comments on fire department operations and access.

DiNapoli made a motion to deny unless an extension is received.

Bianco seconded.

6-0.

- d. **2023-04 – Phoenixville Plaza Pad Sites – Nutt Road, LP – 15-7-17.1:** This redevelopment project proposes the construction of a new drive-through restaurant building, a car wash facility and other associated improvements in the highly underutilized parking lot of an existing self-storage facility (a former K-Mart) that will remain unchanged.

Presenting: Arne Anderson, owner. Provided an overview of the project, Conditional Use approvals. Commented on wanting to have a discussion on sidewalk from development and storage facility. Comments on EV station location considerations. Trail extensions.

Denlinger – Commented on sidewalk widening to 8' as part of the Conditional Use approval.

IX. Adjournment

Motion to adjourn for a special meeting the following week made by DiNapoli.

Seconded by Johnston.

Motion carried 7-0.