

Phoenixville Planning Commission

SPECIAL MEETING

MINUTES

Thursday, April 20, 2023

6:00 PM

- I. Call to Order
 - a. 6:02PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Present
 - 1. Chairperson: Tom Carnevale
 - 2. Vice Chairperson: Catherine Bianco
 - Members:
 - 1. Kristiaan Wiedegreen
 - 2. Raffaello Di Napoli
 - 3. Kevin Dwyer
 - 4. Debra Johnston
 - 3. Council Liaison Brian Moore
 - 4. Solicitor Scott Denlinger
 - 5. Engineer Owen Hyne (via Zoom)
 - 6. Land Planner Adrienne Blank
 - 7. Manager Jean Krack
 - 8. Planning Director Dave Boelker
 - b. Excused
 - 1. Joseph Sikora
- IV. Approval of Minutes
 - a. April 13, 2023
 - Motion to approve as submitted by Bianco.
 - Seconded by DiNapoli.
 - Motion carried 6-0.
- V. Updates / Correspondence
 - a. None
- VI. Public Participation
 - a. None
- VII. New Business
 - a. **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: Debra Shulski, Pennoni for Tommy's, Anand Bhatt via Zoom, and associate Chirag Thakkar in person from Arna Engineering. Summarized that what applicant had reviewed last week, and that almost all items are Will Complies, and Thakkar will discuss the waivers.

Letters:

RVE

EV Chargers – Shulski suggested that EV spaces will be provided elsewhere on the site, not to serve the actual business.

Thakkar – Waivers:

1- Plan scale drawing, RVE n

2 – Solid Waste storage – distant, but hidden from Nutt Rd. due to vast elevation difference.

3 – Disturbance of steep slopes for the benefit of a trail construction. These are man-made steep slopes from prior development.

4 – Grading within 3' of property line so the trail and sidewalk can be constructed.

5 – Sidewalk – Abundance of caution, since the sidewalk standard in SALDO refers to a public street sidewalk, but this is not a

Eliminating the former Landscape Architect waiver request.

Hyne

1 - "Off-site improvements" require written authorization from property owner.

16 – Buffering discussion and description regarding existing, notable buffering and some improvements.

20 – 4' wide sidewalk will be provided along the internal street toward the existing storage facility.

21 – Discussion on pedestrian routing.

23 – Easement discussions with staff and counsel.

26 – Sealed Landscape Plan will

28 – NPDES Permit is required, and applicant is underway in that process.

68 – Note requiring all roads and sidewalks open to public use is a will comply.

Water & Sewer

10 – Hyne and Pennoni discussed the method by which the effluent of the car wash is treated prior to be discharged to the sanitary system, as well as a 33% water reclamation rate. The average car takes 41 gallons per wash, so they estimate a 10,000 gpd for the use.

Gilmore

Blank commented massing and screening for the sake of being on a human scale. Arna described further the architectural aspects these national brands bring to the table.

They will not be installing a typical, large monument sign that was shown in the sample illustration.

Denlinger/ Thakkar – Discussion of the Conditional Use requirement of an 8' access sidewalk versus 6' as is shown.

Krack/Andersen/Hyne – Comments on EV placement. Andersen is still investigating placement at or near Giant, but they have to approve it.

Commission Discussion

Dwyer/Pennoni – Comments on making sure all car wash chemicals do only go to the sanitary. Denlinger relayed that the process was discussed at length during the Conditional Use

Carnevale/ Thakkar – Discussion on making 3 way stop to a 4 way near the corner of the former Sears. But that was also discussed at the

Carnevale/Krack – Bus stop. It was discussed as part of the Conditional Use hearing that it would be more beneficial to be along Nutt, closer to the main entrance. Andersen commented that he is in talks with Septa to get feedback.

Carnevale/Anand/Andersen – Discussion on that while the parking lot is in the floodplain, the operation and buildings of Tommy's are raised out of it. The publicly available mapping (GIS) shows a different level, but FEMA elevation mapping is actually more accurate, and that is what is represented on this plan.

Public Participation:

None

Recommendation:

Bianco made a motion to approve the project subject to:

- Standard Action Memo terms,
- the satisfaction of the RVE's review letter,
- the satisfaction of Gilmore's review letter,
- that construction will be consistent with the representation by the applicant pertaining to EV charging relocation efforts, trail construction and connection, bus stop approval from Septa.
- Removing the waiver request regarding a Landscaping Plan being sealed by a registered Landscape Architect,
- Adding the waiver for the internal sidewalk to be reduced to 4'.

Wiedegreen seconded.

Bianco amended motion to include all other requested waivers as presented during the meeting.

Wiedegreen seconded amended motion.

Denlinger addressed DiNapoli questions regarding the waivers, in the resolution, will indicate "to the minimum relief needed."

Motion carried 6-0.

- VIII. Review of Project Dates
a. April 2023

- IX. Review of Zoning Ordinance
a. Task Force should get started soon; but is still TBD.

- X. Committee Member Updates/Discussion
 - a. None.
- XI. Adjournment
 - a. 6:49PM