

Phoenixville Planning Commission

MINUTES

Thursday - July 27, 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
 - 5. Joseph Sikora
 - 3. Council Liaison Brian Moore
 - 4. Solicitor Kathleen Mannard
 - 5. Engineer Owen Hyne
 - 6. Land Planner Adrienne Blank
 - 7. Manager Jean Krack
 - 8. Planning Director Dave Boelker
- IV. Approval of Minutes
 - a. April 20, 2023
 - Motion to approve as submitted by Johnston.
 - Seconded by Bianco.
 - Motion carried 6-0
- V. Updates / Correspondence
 - a. None
- VI. Public Participation
 - a. None
- VII. New Business
 - a. **2023-06 Oakwood Apartments Expansion – SYT Oakwood Apartments, LLC - 15-12-196, 15-12-197, 15-12-197.2, 15-12-197.4:** This land development and lot consolidation application and plan propose the demolition of three (3) existing residential structures, the construction of two (2) multi-family residential buildings containing thirty (30) new apartment dwelling units; parking supply, location and designation changes; associated site improvements including lighting, storm water management and landscaping.

Presenting: Glen Kelczewski from Bercek & Assoc. Glen provided a summary of the plans of the reverse subdivision and (2) building construction.

Letters:

RVE

- 8 – Midblock crosswalk to be added to the plan.
- 11 – Sanitary main. Utility easement is a will comply.
- 12 – Steep slopes to be added if applicable as a Will Comply.
- 20 – Roadwork restoration to be shown with detailed utility connections.
- 24 – Striping areas recommended to be landscaping islands is a Will Comply.
- 25/26 – EV parking is Will-Comply.
- Accessible ramps at intersection of Deger and W. Bridge to be looked at with PennDOT.
- 28 – Street light inclusion is Will Comply.
- 29 – Trash enclosure comment is a Will Comply.
- 31 – Open space comments as to applicable to new or all units. Will comply as it applies to added.
- 39 – Old dumpster locations to be screened.
- 33 – Discussion of the parking analysis.

Gilmore

- Blank summarized the review letter, asking for the range of built-to lines, not just establishing the build-to from the built-to.
- Primary façade should face the streets, not be internal facing only.
- Planting strips.
- Van accessible space.
- Comments on pedestrian circulation routes and plan within the property and connections to streets.
- Address the parking demand, acknowledged.
- Landscaping and tree replacement schedule as well as fee in lieu of for tree replacement.
- Screening requirements comments and species selection. Will comply.

Commission Discussion:

- Bianco/Hyne – Comments about internal crosswalks and circulation restriction to be looked. Hyne requested Glen analyze the 3 bays of parking with 3 aisles.
- Bianco – Suggested looking closely at the open space of the site along with programming.
- Carnevale – Landscaping needs to be beefed up, especially around rubbish storage location. Commented on the street-facing facades and fire hydrant request from the fire chief.
- Carnevale – Impact statements and extension required.
- Moore – Discussion on preservation of existing trees, and more of a chance of such if they are down to a single-building design.
- Johnston/Kohn – Quick discussion of the possibility of green infrastructure. Kohn indicated that the plan at this point is an upper level mass study.

Public Participation:

None

- b. **2023-07 – Main Street Lofts III – Main Street Lofts, LLC - 15-9-336:** The project consists of converting the former masonic hall on the 2nd and 3rd floors into twenty-two (22) loft style apartments. The ground floor has three (3) existing retail spaces. The plan proposes to use the space known as 209 Church as a new accessible entrance for the apartments, installing a new stair and elevator within this space to access the second and third floors. The remaining existing (2) retail spaces are leased to appropriate by-right tenants.

Presenting: Brendan Burke, Counsel for the applicant. John Hasson, Architect. Burke summarized the iterations of this plan and reasons for reappearance. Burke would like to formally rescind all waiver requests, and will revise the plans accordingly. Hasson and Burke provided detailed description of the proposed layout, historic restoration of selected elements. Site engineering concepts is preparing a response letter to the RVE letter. But Hasson will respond in person, that ALL RVE items will be revised, and complied to as part of the next submission. Burke identified that the CCPC has identified this as an appropriate adaptive reuse in an urban center.

Commission Discussion:

Bianco/Burke – Quick discussion on how and why the project is reappearing; the prior approval was vacated.

Moore/Hasson – Discussion on the floor plans, components that were approved as conditions or understood in the last

Boelker/Hyne – Suggest number of units, type of development and other aspects that were discussed as part of prior submissions be included in the revision in notes.

Acknowledged.

Public Participation:

None

VIII. Review of Project Dates

- a. July 2023 – Motions, seconds and votes to recommend denial of the projects in absence of appropriate extensions for:
 - 1. Paradise Village – Johnston, DiNapoli, Motion passed 7-0.
 - 2. Oakwood – DiNapoli, Johnston, Motion passed 7-0.
 - 3. Main Street Lofts III – DiNapoli, Johnston, Motion passed 7-0.

IX. Review of Zoning Ordinance

- a. Zoning Ordinance Task Force update.

X. Committee Member Updates/Discussion

- a. None

XI. Adjournment

- a. 7:19PM