Phoenixville Planning Commission
AGENDA
Thursday, September 14, 2023
6:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Minutes

A. August 10, 2023

V. Updates / Correspondence

A. PRPC Policy on Steep Slopes Protection - It has been requested by the PRPC to share this with the Planning Commission to assess SALDO consistency with PRPC Policy.

VI. Public Participation

VII. Old Business

A. 2023-07 - Main Street Lofts III – Main Street Lofts, LLC – 34 S. Main Street – 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.

VIII. New Business

A. 2023-09 - 197 Bridge Street Expansion - Bridge & Main, LLC - 15-9-160: The application and plan propose to renovate and build additions to existing structures. The existing building shall remain unchanged from the exterior. Visible from Bridge Street and Main Street, a new fourth floor is proposed to be constructed. Partially visible from Main Street and visible from Price Street, a new partial second and third floor addition is proposed. The project proposes to add seven (7) new residential spaces to the existing five (5).

IX. Review of Project Dates

A. September 2023

X. Review of Ordinances

A. SALDO - Minor Amendment Revision

XI. Committee Member Updates/Discussions

XII. Adjournment