Phoenixville Planning Commission
MINUTES
Thursday – August 10, 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:
      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 Adrianne Blank
    7. Manager Jean Krack
    8. Planning Director Dave Boelker
  b. Absent
    1. Kristiaan Wiedegreen
  c. Excused
    1. Raffaello Di Napoli

IV. Approval of Minutes
  a. July 27, 2023
    Motion to approve as submitted by Sikora.
    Seconded by Johnston.
    8A3 – Moore noted 8A3 should be Main Street Lofts III, not II
    Motion carried 5-0.

V. Updates / Correspondence
  a. None

VI. Public Participation
  a. David Saneck – Question as to the meeting of the zoning ordinance rewrite task force, meeting dates will be on the website imminently.

VII. New Business
  2023-08 Ringold Street SDLD - Providence Capital Group - 15-12-495, 15-12-497: The plan and application propose to subdivide two (2) existing lots into five (5) resultant lots,

four (4) of which are to be developed with single-family detached houses, each with associated improvements, landscaping, sidewalks, curb, parking and stormwater management facilities.

Presenting: Joel Comanda of InLand Design provided location, existing conditions and summary of the proposed subdivision with a resultant 5 lots, with 1 existing home to remain with 4 new single-family detached dwellings to be constructed.

Letters:
RVE
Comanda – RVE 19 – Believes that the lot depths can be achieved with consult with RVE.
23 & 43 – Lot 4 – reverse flag lot, open to discussions.
Suggestion was accepted to reorient lot 3 and 4 lines to reduce the irregularity of lot 4.
ADA curb ramps should be detailed across Cherry as well.
Waiver request comments:
22-501 (C)(3)a – To allow 6" tree removal. The applicant agrees that replacement trees will be proposed in excess of the standard replacement rates.
23-306.1.Q(4) – To not require geotextile fabric in infiltration areas. Hyne recommended that this is not actually necessary, and should be removed.

Gilmore
Porch vs Building wall for establishing
Replacement trees discussion. Comanda will identify replacements and protections.
Pedestrian circulation – Maple street will have an ADA ramp, and crosswalks will be provided.
Comanda/Blank – Comments on adjusting the species of any trees that are on the inside of the sidewalk.
the resubmission.

Commission Discussion:
Moore – Comments on if neighbors have been notified, while not required.
Bianco/Boelker – Comments on Lot Depth requirement.
Bianco/Comanda – Comments on alignment of Lot 2's driveway; supported/recommended by RVE.
Bianco/Comanda – Comments on creating more compliant side yard parking in Lot 3 (existing house.)
Carnevale/Comanda – Lot 2 along Ringold will have an ADA crosswalk ramp immediately adjacent to the driveway apron. That will be identified on the resubmission.
Sikora/Comanda – Comments on the inclusion of the cobra head lighting

Public Participation:
Lynn Miller – 851 Maple Avenue – Provided commentary on existing, mature trees, hoping the replacement trees will be appropriate and complementary to the neighbors.

a. **2023-05 - 785A Starr Street Expansion - 15-14-279.1:** The proposed development consists of the construction of a new 8,800 square foot commercial building facing Starr Street, parking lot and associated stormwater management facilities.

Presenting: Adam Brower of EB Walsh and Kurt Wolter, Managing Partner/Owner. Brower provided a summary of the previous iteration of this plan at the sketch phase, identified the ownership differentiation of the two lots. Parking is planned on this portion of the lot, with availability for parking on the larger parking lot. The zoning ordinance requirement of orienting the project to Starr Street is how this has progressed the most since the first submission. The façade is now wrapped around from the parking side to the Starr Street side. There will be a waiver request standing.

Letters:
RVE
20/21 – Pylon sign discussion. Public Works should comment, and Brower would consider creating a new easement area to provide a more accurate easement to the center line, or providing more for additional space. Mannard – If the sign is to remain, an agreement should be created the remove the Borough from damage liability if the utilities need be reached.
26 – Brower/Hyne - EV Charging – Brower suggested that the EV charging be added within the lot, but away from the building. Brower suggests and Hyne agrees that the charging station could be placed in the larger shopping area, and serving handicap parking as well.
34 – Striping/Stop Bar – Hyne suggested they reach out to the neighbor to determine if permission can be granted for such.
39-42 – Impact statements – Mannard commented that any actual waivers and the appropriate hardship need be formalized.
41 – Brower/Hyne – Discussion on providing the analysis TPD provided if the trips are under 300, removing the requirement.
47 – Infiltration – Brower - Poor infiltration results occurred. Hyne – Suggested that considering that the development connects to a problematic downstream condition (ACME basin) that other or additional BMPs should be included. Mannard added that it need be formally requested as well.
Hyne – The TPD parking analysis should be represented on the plan.
117 - Additional vegetation should be placed at the south side of the building for screening purposes.

Gilmore
Brower indicated all the comments will be Will Complies in the resubmission.
Commented on Build-To line range being represented, landscape changing some items and adding detail.
Blank commented on a potential waiver being needed for the 26” caliper tree’s drip line.

Commission Discussion:
Johnston – Commented that the parking lot being shown may not even be necessary. Brower agreed to revisit the potential excess parking, potentially removing some.
Carnevale – Suggested that the representation of the renderings should be tied somehow to the record plan.
Sikora/Brower/Boelker/Bianco – Discussion on business signage.
Bianco/Brower – Discussion on indicating the actual size of the seating area being shown.

Carnevale/Brower – Discussion on larger islands around the trash enclosure, potentially including a tree.

Public Participation:
None

VIII. Review of Project Dates

a. August 2023
b. Johnston recommends denial of 785A Starr Street project in absence of an extension.
   Bianco seconded.
   Motion passed 5-0.

IX. Review of Zoning Ordinance

a. 209 Gay Street Zoning Variance
   Bianco recommends not opposing and in consideration of such, request a reduction in impervious to meet the requirement of the district, recommending considering it be in the front of the structure.
   Sikora seconded.
   Motion passed 5-0.

X. Committee Member Updates/Discussion

a. None

XI. Adjournment

a. 7:33PM