Phoenixville Planning Commission

MINUTES

Thursday – September 14, 2023

6:00 PM

I. Call to Order
   a. 6:03PM

II. Pledge of Allegiance
   a. Complete

III. Roll Call
   a. Present
      1. Chairperson: Tom Carnevale
      2. Vice Chairperson: Catherine Bianco

      Members:

      3. Kristiaan Wiedegreen
      4. Debra Johnston
      5. Joseph Sikora
      6. Raffaello Di Napoli

      Council Liaison Brian Moore
      Solicitor Scott Denlinger
      Engineer Tyler Williams
      Land Planner Adrianne Blank
      Manager Jean Krack
      Planning Director Dave Boelker
   b. Excused
      1. Kevin Dwyer

IV. Approval of Minutes
   a. August 10, 2023

      Motion to approve as submitted by Johnston.
      Seconded by Bianco.
      Motion carried 5-0-1

V. Updates / Correspondence
   a. PRPC Policy on Steep Slopes

VI. Public Participation
   a. None

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.

Presenting: Brendan Burke, Council for applicant. Burke led the commission through an update to the most recent submission, and withdrawal of waivers.

Letters:
RVE
None – All waivers withdrawn.

Gilmore
None – All comments satisfied.

Commission Discussion:
None

Public Participation:
Dave Meadows – 615 Main/Historical Society – Commented on parking concerns, as he had in previous iterations of this plan.

Tracy Tackett – Church Street – Commented on parking and her belief that the code has not been interpreted correctly, commented on units per acre of other developments. Commented on permit parking issuance possibilities and livability.

Mike Kajak – 10 N. Main – Question to ADA complaint units. Hasson addressed the concern of them being supplied.

Ginger Murphy – 222 Church – Commented about parking supply concerns in the immediate neighborhood.

Recommendation:
Johnston made a motion to approved as submitted.
Wiedegreen seconded.
Motion carried 6-0.

VIII. New Business

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).

Presenting: Brent Zerr, architect, provided the commission a summary of the overall project, zoning and HARB approval. Commented that most of the items being site-oriented. Provided discussions that occurred between he and the Postmaster, who

recommended a gang box. Discussed bike storage, package room, stop sign installation, accessible curb ramp off site.

Letters:
RVE
Williams – Accessibility and accessibility, curb ramp, mechanical vents, bollard replacement, bike rack placement, outside the pedestrian area, sidewalk repair as needed, ADA access if proposed interiorly.

Gilmore
Blank – Highlighted review letter, discussing the potential for parking leases or agreements, understanding that parking is not required. Comments on alternatives to the pedestrian friendliness as related to the trees along Main, interior bike storage and mail/package room.

Solicitor Comments
Denlinger/Zerr – Discussion on the inclusion of the lack of an existing features plan, the bike rack in the public walk, and potential other improvements; draft patio easement agreement.

Commission Discussion:
Johnston/Zerr – Comments on use of what was originally to be the efficiency unit along Price being infeasible.

Bianco/Zerr – Comments on screening or visibility of mechanical equipment; bollards and existing versus proposed plans.

Sikora/Zerr – Discussion on mailbox locations inside of the common entrance; trash storage and collection.

DiNapoli/Zerr – Discussion on package delivery.

Bianco – Reiterated concern of the accessible ramp being needed.

Carnevale – Commented on pedestrian safety and how signage (for cars and pedestrians); roof access. Trash storage, capacity concerns. Zerr – intent was to increase pickup frequency. Carnevale - Recommending a note on the plan regarding frequency of pickup. Zerr confirmed that this was the intent.

Public Participation:
Mike Kajak – 1 N. Main – In favor of a stop sign being mounted on the property which he owns.

DiNapoli recommend to Council to deny the project unless an extension is received.
Johnston seconded.
Motion passed 6-0.

IX. Review of Project Dates

a. September 2023

X. Review of Zoning or Subdivision and Land Development Ordinances

a. Minor Amendment Revision – Denlinger provided examples of the circumstances where these occur, and that this amendment matches existing practice.
DiNapoli made a motion recommending Borough Council accept the proposed SALDO revision.
Johnston seconded.
Motion passed 6-0.

XI. Committee Member Updates/Discussion

a. PRPC – Johnston indicated that Spring City seeks to join the PRPC. The new Borough Manager is excited and motivated to join. Significant discussion occurred about logistics/distribution centers. The PRPC Planner provided visuals of where these could be placed. Johnston provided info 9/18 7:00PM for a PECO led energy efficiency presentation at East Pikeland.

XII. Adjournment

a. 7:10PM