

Phoenixville Planning Commission

MINUTES

Thursday – October 19, 2023

6:00 PM

- I. Call to Order
 - a. 6:00PM
- II. Pledge of Allegiance
 - a. Done
- III. Roll Call
 - a. Present
 1. Chairperson: Tom Carnevale
 2. Vice Chairperson: Catherine BiancoMembers:
 3. Kevin Dwyer
 4. Kristiaan Wiedegreen (witnessed via Zoom)
 5. Debra Johnston
 6. Joseph SikoraCouncil Liaison Brian Moore
Solicitor Scott Denlinger
Engineer Owen Hyne
Land Planner Adrienne Blank
Manager Jean Krack
Planning Director Dave Boelker
 - b. Absent
 - c. Excused
 1. Raffaello Di Napoli
- IV. Approval of Minutes
 - a. October 12, 2023

Motion to approve as submitted by Sikora.
Seconded by Bianco.
Motion carried 5-0
- V. Updates / Correspondence
 - a. None
- VI. Public Participation
 - a. None
- VII. New Business
 - a. **2023-10 - Phoenix Crossing - Rockwell Phoenixville, LLC - 99 Bridge Street – 15-9-157.1:**

The application and plan propose to convert the vacant bank offices on floors 2-4 to twenty-three (23) residential apartments, renovate the 1st floor commercial space to include two (2) residential apartment units and to be determined commercial use. The

existing parking lot will be utilized to supply parking for all uses, solid waste storage and vastly upgraded EV-ready and functional EV parking spots in the larger parking lot.

Presenting: Andrew Kubovsak representing the ownership, relayed to the Commission some company history and specialty. Charles Scanzello of T&M Associates will review the technical aspects of the project. Kubovsak provided a quick overview of the project (see project description). The residential spaces are a blend of one and two-bedroom units. Minimal site/exterior alterations are proposed. The commercial tenant is yet to be determined. They look forward to working with the Borough on the Starr Street extension currently in the works.

Scanzello provided some detail on the limited exterior changes, mostly awnings and restriping of parking lots. 24 spaces are being reserved for EV charging. 1.22 acres are to be dedicated as public open space. All comments received are Will-Comply.

Detailed two waiver requests verbally, that will be updated in writing later.

- 1) Sidewalk connection to the SRT, the Starr Street connection will provide that.
- 2) Parking lot perimeter landscape.

Letters:

RVE:

- 15 – Floodplain comments on substantial improvement. Will Comply. Residential egress points for BFE considerations. The Bridge Street level floor residential use will be above BFE. The Ashland Street level is below the BFE and need be floodproof construction.
- 6 – Egress points need be above BFE. Confirmed.
- 21 – Proposed open space ratio. Public vs. Private need be demarcated. It is currently an easement, and will continue to be preserved.
- 22-23 – The unit mix should be identified on the LD plans in summary form.
- 24 – Number of parking spaces. 120 are existing and shown. 117 are proposed to remain after a circulation change occurs.
- 25 – On street parking can be noted, but not used for parking supply. Understood and confirmed.
- 26 – Parking evaluation comments on that the dedicated residential parking that will reduce the amount of publicly available spaces in the lot. Hyne and Scanzello commented on proposed resultant estimate of 90 spaces made available for public parking spaces. Hyne requested that when the plans are revised, that that is clarified.
- 31 – Encroachment easement will be added to the plans.
- 32 – SRT easement to be shown on the plan.
- 33 – Any existing easements for the Ashland Pump Station shall be shown. Amendments may be needed. Denlinger indicated that if it is not to be a fee simple dedication, the word “parcel” should be removed from the plan.
- 34 – 1’ contours in progress.
- 36-38 - To show natural resources on site. Will Comply.
- 46 – Offer of dedication for two lines to have easement in place in case Market is vacated in the future.
- 48 – Sanitary sewer easement shall be revised to avoid the building encroachment.
- 49 – Survey to show SRT on plan.

50 – ROW to facilitate future road connections of French Creek Parkway. Scanzello will prepare a concept plan.

51 – To show 75' sight triangle, even in obstructed.

52 – Market and Bridge Street apron alignment coordination is needed. Scanzello suggested it be done as part of the Starr Street project. Hyne indicated why this could and should be done, outside the State ROW, to eliminate the awkward flow.

55-56 – ADA parking to be demarcated precisely. Will comply.

57 – EV parking shall only be provided for the uses proposed, not the entirety of the lot.

59 – ADA curb ramps to be replaced/updated. All routes will be updated.

63 – Lot gating/operation possibilities were discussed; existing gating equipment has already started to be removed. Hyne seeks more detailed method be shown of how parking will be reserved/signed, etc.

68 – Trash enclosure – Consider a lower level trash room. Scanzello detailed how feasibility (due to size availability and vehicle movement) was examined for such, but determined infeasible. Except for in the case of a disabled tenant where other arrangements will be established, tenant will walk trash across lot to extent enclosure.

75 – FD comments are Will Comply.

Waiver Request

Section §22-303 – To proceed with the application and plans as preliminary/final plans subject to review, procedure and approval as final plans. RVE and Denlinger suggest this is not required. Scanzello agreed and will withdraw.

Johnston/Krack – discussed Market one-way versus two-way. Market Street is supposed to be closed, and Market Street needs to remain two-way for now. When the signalized intersection is established and improved, it will be a moot point. Scanzello will ensure also, that the gap from the end of Ashland, should be provided to the proposed French Creek Parkway.

Carnevale is interested in how the public parking will be demarcated.

Gilmore

Blank side yard comments. A concept plan will be provided to show the resultant yards once the ROWs are improved.

Rooftop mechanical units are planned.

Open space requirements, 1.15 acres are required, more will be dedicated.

Comments on the new waiver request for the sidewalk connection to be satisfied by the Starr Street improvement project.

Perimeter parking lot landscaping is part of the zoning ordinance, and missing areas shall be included.

Additional screening should be provided for mechanical equipment.

Lighting plan is underway as soon as Public Works can provide detail on existing lighting.

A mailroom is planned inside.

Additional screening will be considered as part of the landscape plan; gaps will be filled in.

Carnevale suggested the landscape plan should be evaluated to consider replacements/removal (pear trees) or other ones.

Denlinger suggested that the sidewalk waiver request is more appropriate to be a deferral as opposed to a waiver.

Krack provided more concern about tenants traversing across a roadway to take out trash. Additional considerations should be made at revision.

Commission Discussion:

Johnston discussed CCPC suggestion on green roof infrastructure. Kubovsak indicated that architectural designs are not quite completed, and any efficiencies will be sought.

Moore/Scanzello – Comments on providing amenities to open spaces.

Bianco/Scanzello – Clarification on public open space provision; SRT easement, dedication, maintenance, construction. Commented on if the east lot entrance is not to be used, there are opportunities for an enhanced space. Suggested that the public versus private parking be shown on the plan, not just in chart form. Seconded Krack's concern on trash storage, but if remains, pedestrian safety need be improved for such.

Carnevale – Reiterated trash concern. Raised question of what occurs with Market Street when it gets closed. Intent would be to convert that parking area to off street, private parking.

Krack highlighted possible discrepancies between other concepts of ownership versus ROWs, and if Market is vacated, the whole width would revert to the applicant.

Public Participation:

None

Carnevale recused himself, turning over the meeting to vice chair Bianco.

- b. **2023-11 - 123 Main Street Adaptive Reuse - MEK2 Property Group, LLC - 15-9-527:** The application and plan propose to create an adaptive reuse of the existing structure to create eighteen (18) multi-family residential units, limited storm water management facilities, parking and other site improvements pursuant to Borough Council's July 11, 2023 Conditional Use Approval.

Presenting: Scott Zwizanski of InLand Design summarized the project, highlighting the desire to implement the CCPC's suggested parking lot layout that will provide additional pervious and parking spot.

Letters:

RVE

5 – Note will be removed.

9 – Driveway proximity. The new layout will allow the existing curb can be reused.

12 – Sight triangle will be added.

13 – Landscape buffering Will Comply. Of note, no headlights are facing Hall Street.

14 - EV parking. Will comply.

15 – ADA ramp should be slightly larger for geometries. Will comply.

17 – Bollards and details shall be provided. Will comply.

19 – Trash enclosure width and operations question.

The new layout will allow for some standard width spaces. Hyne suggests that 1/3 should be allowed to be compact spaces. 1/3 should be achievable.

31 – Street tree replacement. Will comply.

Tree wells will comply with existing street tree cadence and new ones will comply.

36 – Van accessible space. Will comply.

38 – New curb ramps at off site corners. Will comply.

Fire Department comments. Will comply.

43 – Bollards to be considered. Will comply.

Waiver requests:

1. §22-304.2.A – The applicant is requesting a waiver from the requirement to provide a location map at 1"=200' scale. *RVE does not support this waiver request.* Zwizanski indicated they will comply.
2. §22-600 – The applicant is requesting a waiver from the requirement to provide a market analysis.
3. §22-601 – The applicant is requesting a waiver from the requirement to provide an environmental impact analysis. *RVE has no objection to this waiver request.*
4. §22-603 – The applicant is requesting a waiver from the requirement to provide a Community and Fiscal Impact Analysis.
5. §23-306.Q.4 – The applicant is requesting a waiver from the requirement to provide geotextile fabric along the bottom of the proposed infiltration bed at the recommendation of their geotechnical engineer. This waiver request is listed on the plan but is not included in the waiver request letter. *Inasmuch as a waiver is not required, RVE does not support this waiver request.* Zwizanski will remove.

Gilmore

Pedestrian circulation in the rear. A crosswalk should be demarcated. Will comply.

With the new layout, ADA spaces, ramps and apartment doorways will be expanded.

The backup area will be investigated with RVE considered for maneuverability is available.

Street trees, following Main Street cadence, suggests replacement of the Ginkgo along Hall Street, in tree wells.

Buffering and foundation plantings should be enhanced. Will comply.

Trash enclosure screening should be increased in height. Will comply.

Mailbox location will be at the base of the stairway to the front door. They will work with the Post Office to determine a cluster mail area outside.

Lighting design appears to meet the requirements.

Denlinger noted the Council was concerned about east-west pedestrian safety within the parking lot, along the building as part of Conditional Use.

Commission Discussion:

Johnston/Zwizanski clarified the parking requirement and layouts.

Bianco/Zwizanski – Comments on rear parking layout, maneuverability and size. Comments on buffering, screening, fencing and an acceptable solution. Comments on sidewalk replacements as needed on all streets. Zwizanski will look closely at that. Depressed curb is proposed to remain. Hyne agreed as he was under the impression it was being eliminated. It will add on street parking.

Public Participation:

None.

- VIII. Review of Project Dates
 - a. October 2023
- IX. Review of Zoning Ordinance
 - a. Task Force meets in November
- X. Committee Member Updates/Discussion
 - a. None
- XI. Adjournment
 - a. 7:56 PM