

Phoenixville Planning Commission

MINUTES

Thursday – November 9, 2023

6:00 PM

- I. Call to Order
 - a. 6:00 PM
- II. Pledge of Allegiance
 - a. Done
- III. Roll Call
 - a. Present
 - 1. Chairperson: Tom Carnevale
 - 2. Vice Chairperson: Catherine Bianco
 - Members:
 - 3. Kristiaan Wiedegreen (observing via Zoom)
 - 4. Debra Johnston
 - 5. Raffaello Di Napoli
 - Solicitor Scott Denlinger
 - Engineer Owen Hyne
 - Land Planner Stacy Yoder
 - Manager Jean Krack
 - Planning Director Dave Boelker
 - b. Absent
 - 1. Kevin Dwyer
 - c. Excused
 - 1. Joseph Sikora
 - 2. Council Liaison Brian Moore
- IV. Approval of Minutes
 - a. October 19, 2023
 - Motion to approve as submitted by Johnston.
 - Seconded by Bianco.
 - Motion carried 3-0-1.
- V. Updates / Correspondence
 - a. None
- VI. Public Participation
 - a. None
- VII. Old Business
 - a. **2023-09 - 197 Bridge Street Expansion – Bridge & Main, LLC – 15-9-160:** The plan and project propose to renovate and build additions to existing structures. The existing building shall remain unchanged from the exterior. Visible from Bridge Street and Main Streets, 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 – Provided updates as to the changes that have occurred, adding items from architectural drawings to record plans, patio easement agreement, updated and comprehensive utility information to be added.

Letters:

RVE

18 – Fire Department

22 – Bollards to be placed on civil plan, replacing all and increasing.

24 – Public bike rack north of the patio. Will comply.

29 – Stop sign and bar at Price and Main. Will comply.

Easement agreement has been agreed upon.

35 – Utility records will be updated with utility records.

39 – Sidewalk work to be coordinated between the Borough and the applicant to create a clearer pedestrian walkway. Will comply.

40 – Sign removal, sidewalk detail. Will comply.

41 – Electrical conduit and lamp placement. Will comply.

43 – Stop sign indication on the plan, applicant purchase, Borough placement.

Water & Sewer – Water service to be capped.

Gilmore

Screening details should be included.

Parking analysis, comments.

Screening. Will comply. Zerr not sure what the expectation was, but the plan should reflect what the applicant will propose.

Solicitor

No comments.

Commission Discussion:

Carnevale/Members/Zerr – Discussion on how to beautify the streetscape with the removal of the trees.

Carnevale – What do you propose to provide?

Zerr – Something that won't impact the walkway. Maybe something by the bike rack or the front corner.

Hyne – Maybe on the patio.

Carnevale – Or on the railing or part of the railing system...

Zerr – Agreed. Whatever allows for an open walkway.

Carnevale/Zerr – New sanitation agreement was established, reportedly.

Public Participation:

Ed Bush – Twisted Cog – Provided comments as to concerns of Price Street interruption during construction. Zerr/Hyne commented on preconstruction and neighbor requirements.

Recommendation:

Bianco made a motion to approve the project as submitted with the standard action memo conditions, subject to satisfied consultant reviews, all architectural details at the meeting being placed on the record plan as represented by the applicant.

Johnston seconded.

Carnevale inquired if Bianco would consider amending the motion to include that Land Planner shall review the proposed planters and planting scheme, and that all Fire Department requirements be satisfied as consultant reviews are.

Bianco amended the motion to incorporate Carnevale's suggestions.

Johnston seconded the amended motion.

Motion carried 4-0.

VIII. Review of Project Dates

a. November 2023

1. Oakwood Expansion

1. Di Napoli recommended denial without and extension.

2. Johnston seconded.

3. 4-0

2. 123 Main Street

1. Di Napoli recommended denial without and extension.

2. Johnston seconded.

3. 3-0-1

IX. Review of Zoning Ordinance

a. Task Force meeting will 11/29/2023. Yoder anticipates having recommendations for a transit-oriented development overlay, accessory dwelling units, macro-level zoning map workshop.

X. Committee Member Updates/Discussion

a. None

XI. Adjournment

a. 6:41 PM