

Phoenixville Planning Commission

MINUTES

Thursday – December 14, 2023

6:00 PM

- I. Call to Order
 - a.
- II. Pledge of Allegiance
 - a.
- III. Roll Call
 - a. Present
 - 1. Chairperson: Tom Carnevale
 - 2. Vice Chairperson: Catherine Bianco
 - Members:
 - 3. Kristiaan Wiedegreen
 - 4. Debra Johnston
 - 5. Raffaello Di Napoli
 - 6. Kevin Dwyer
 - 7. Joe Sikora
 - Solicitor Scott Denlinger
 - Engineer Owen Hyne
 - Council Liaison Brian Moore
 - Land Planner Adrienne Blank
 - Manager Jean Krack
 - Planning Director Dave Boelker
- IV. Approval of Minutes
 - a. November 9, 2023
 - Motion to approve as submitted by Johnston.
 - Seconded by Sikora.
 - Motion carried 7-0.
- V. Updates / Correspondence
 - a. None
- VI. Public Participation
 - a. None
- VII. Old 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: Charlie Scanzello – T&M Assoc. here to provide the update to the revised plan and seeking approval. 3 notable items have changed. 1) Market street will be maintained in its current condition. The Starr Street construction will facilitate Market Street to change. 2) Temporarily, the dumpster will be in the parking lot, and once Market Street is vacated, will be located there, appropriate to the Build-To line, subject to further staff and consultant review and approval. 3) West parking lot will be 99 Bridge tenants. Commercial will be individually signed, residential will be numbered, permitted. The east will be managed by the Borough. General and directional signage will be provided to designate public and private parking. Generally, most comments are minor and complying with them will not change the plan. One additional waiver is requested. RVE comment 81 regarding open space in a flood plain.

Letters:

RVE

3 & 4 – Asking notes being added to the plan. Will comply.

59-62 – ADA spaces and curb ramps. Will comply.

71 – Environmental Impact Analysis. Will comply.

81 – 22-501.1.C – RVE has no objection to this verbally request waiver.

85 – Notes to be added that the old trash enclosure will be removed and returned to parking.

Waiver Request

1. §22-419 – To defer the installation of a new sidewalk connection to the Schuylkill River Trail until the French Creek Parkway is constructed. The upcoming adjacent right-of-way improvements for the French Creek Parkway will establish a more favorable connection once completed and join the subject property to the Schuylkill River Trail via Ashland Street's connection to the future right-of-way. RVE has no objection to this waiver request.

Sikora/Hyne/Kubovsak – Comments about safety of power being provided to EV spaces in the floodplain. Essentially, any service, new or existing, the switch gear will be located above the floodplain.

Gilmore

Note needed for roof screening, tree detail, and tree protection zones being more accurately depicted.

Blank/Scanzello - The future trash enclosure has yet to be determined, but significant screening will be provided. The note will indicate future Borough coordination.

Solicitor

Denlinger – The applicant should expect that Council will add a condition on any resolution of approval.

Commission Discussion

Johnston – Suggested strong parking signage for their own benefit and clarity.

Carnevale – Suggested that the residential parking area could be made to look different than public spaces. Comment on the proximity of the future Starr Street improvements to the front door for residential safety.

Recommendation

DiNapoli made a motion to approve the project as submitted with the standard action memo conditions, subject to satisfied consultant reviews, including the two waivers requested as submitted in letter and verbal form.

Bianco seconded.

Motion passed 7-0.

- 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 J. Zwizanski provided a quick update to the plan as per the last time. Plans have actually even been updated since the issuance of the letter.

Letters

RVE

44 – Tree pit sizing. Will comply.

Waiver Requests

1. §22-600 – To not provide a market analysis.
2. §22-601 – To not provide an environmental impact analysis. RVE has no objection to this waiver request.
3. §22-603 – To not provide a Community and Fiscal Impact Analysis.
4. §22-417.2.B – To not require parking be offset 2' from the right-of-way line of Jackson Street. RVE has no objection to this waiver request.
5. §22-417.3.D – To not provide a landscape buffer for the parking area along Jackson Street. RVE has no objection to this waiver request.

Gilmore

Primary point of ingress/egress, efforts to engage Main Street should be investigated. Perhaps even appurtenances could satisfy this. Zwizanski indicated will comply. Moving the mailbox could be considered. Zwizanski suggested that an alternative location that would be accessible, and closer to the building. Site trees to be limbed up that are in the sight triangle.

Solicitor

Waiver 5 is numbered incorrectly, and should be updated prior to Borough Council consideration.

PCSWM sheets should be updated to more accurately depict future rights.

Public Comment

None.

Commission Discussion

Bianco/Zwizanski/Hyne – Comments on sidewalk improvements, street parking reconfiguration.

Moore/Zwizanski/Krack – Comments on the absence of the impact statements.

Hyne/Zwizanski – Comments on removing yellow paint as part of the improvement plan.

Bianco – The engineer's analysis can help complete the story.

Zwizanski – Market and Community and Fiscal Impact will be provided.

Recommendation

Johnston made a motion to approve the project as submitted with the standard action memo conditions, subject to satisfied consultant reviews and including waiver numbers 2, 4, 5. Including removal of the yellow painting.

Sikora seconded.

Motion passed 6-0-1 with Carnevale abstaining.

- c. **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 seeking recommendation. Krack provided that the Borough Traffic Engineer prepared a primary memo indicating negligible impact. Denlinger indicated that the Traffic Engineer will include a recommendation to change the stop/queueing of the ingress/egress.

Letters:

RVE

34 – Stop signs/bars. Will comply.

122 – Brower will assure that all efforts are made. Hyne – Some kind of written documentation will need be provided.

Waiver Requests:

1. §22-600 – To not provide a Market Analysis. Applicant's rationale: *Given the small size of the project and that it is an expansion of an existing retail center, a market analysis would not show an impact on the community.*

2. §22-601 – To not provide an environmental impact analysis. Applicant's rationale: *The area to be developed is part of an existing retail center is a maintained lawn area. An environmental impact assessment would not show an impact on the environment.* made a motion to approve the project as submitted with the standard action memo conditions, subject to satisfied consultant reviews RVE does not support this waiver request.

3. §22-603 – To not provide a Community and Fiscal Impact Analysis. Applicant's rationale: *Given the small size of the project and that it is an expansion of an existing*

retail center, a Community and Fiscal Impact analysis would not show an impact on the community.

4. 23-306.1.D – To not require infiltration. RVE does support this waiver request.

5. 25-110.2.A – To reduce the Tree Protection Fencing sizing for one individual tree on site.

Gilmore

Blank/Brower discussed the TPZ, suggesting a note be added to the plan to state tree replacement according to Borough standards if the tree does not survive the construction.

Carnevale/Blank/Brower – Committed to hand digging within the full TPZ. Will comply.

Johnston – Commented on moving the building away from the tree.

Commission Discussion

Bianco – Commented

Solicitor

Denlinger provided additional comment regarding easement and maintenance language cleanup.

Waivers 1, 2,3 are withdrawn, and will be supplied.

Recommendation:

Bianco made a motion to approve the project as submitted with the standard action memo conditions, subject to satisfied consultant reviews conditioned that impact statements will be provided prior to Council consideration, and including waiver numbers 4 (23-306.1.D) and 5. (25-110.2.A), the TPZ will be fenced, pulled back only when hand digging within the TPZ, including solicitor maintenance

DiNapoli seconded.

Motion carried 6-1

VIII. New Business

- a. **Saint Mary of the Assumption Subdivision - 5 Penn Street - Archdiocese of Philadelphia - 15-5-477, 15-5-478, 15-6-9.1, 15-6-10, 15-5-392:** The plan and application propose to subdivide a piece of undeveloped ground with frontage on Penn Street. No development is proposed as part of this subdivision. The newly proposed lot will be 1.2778 acres in size.

Presenting: George Ozorowski, attorney for the applicant. They are seeking a simple subdivision. Ozorowski indicated that all consultant comments will be complied. Carnevale/Ozorowski commented on reasoning for the subdivision.

Letters:

RVE

2-4 – Current ownership.

11 – Zoning data needed, and impervious surface seems inaccurate. Will comply.

12 – Existing conditions plan. Will comply.

13 – Location of utilities in streets. Will comply.

14 – Location of utilities in the tract. Will comply. These are important to show all utilities, as any easements will need be addressed such that any new property lines may cause interruption in any existing easements.

St. Mary's vacating and consolidation efforts that have been completed, should be shown.

19 – Steep slopes to be shown. Will comply.

22 – Wetlands delineation. Will comply.

23 - Building set back. Will comply.

Legal descriptions to be provided. Will comply.

33 – 15-6-9 – Lot line adjustment would be preferred versus an existing easement. Not willing to adjust the lot line.

35 – 20' sanitary sewer easements through property for all. Will comply.

36 – 20' storm sewer easements through property. Will comply.

Provide Borough with environmental covenants. Will comply.

Waiver: SFPM waiver request is withdrawn.

Gilmore

Blank provided an overview, suggesting the removal of any building-specific references, lot area should be netted. Ozorowski indicated Will Comply when easements are accurate. PICTA trail should be included. Any ROW issues should be updated and included on the plan.

Commission Discussion

Bianco/Hutter – agreed that the pool easement could be extinguished, but the covenant should be demarcated and shown, such that any future owner of 15-6-9 does not become part of the covenant.

Bianco/Blank – The PICTA trail should be shown.

Ozorowski indicated they will resubmit with additional info, provided a verbal extension to March 12, 2024.

DiNapoli recommended deny the plan without a written extension.

Johnston seconded.

Motion carried 7-0.

IX. Review of Project Dates

a. December 2023

X. Review of Zoning/SDLD Ordinances

a. Vehicular Parking

Johnston made a motion to recommend approval.

DiNapoli seconded.

Motion carried 7-0.

- XI. Committee Member Updates/Discussion
 - a. None
- XII. Adjournment
 - a. 7:45PM