

Phoenixville Planning Commission

MINUTES

Thursday – January 11, 2024

6:00 PM

- I. Call to Order
 - a. 6:00PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Present
 - 1. Tom Carnevale
 - 2. Catherine Bianco
 - 3. Kristiaan Wiedegreen
 - 4. Debra Johnston
 - 5. Raffaello Di Napoli
 - 6. Kevin Dwyer
 - 7. Joe Sikora
 - Borough Council Liaison Brian Moore
 - Solicitor Scott Denlinger
 - Engineer Owen Hyne
 - Land Planner Stacy Yoder
 - Manager Jean Krack
 - Planning Director Dave Boelker
- IV. Reorganization
 - a. Chairperson
 - Nomination to appoint Carnevale by Wiedegreen.
 - No discussion.
 - No other nominations.
 - Vote to appoint Carnevale 7-0.
 - b. Vice Chairperson
 - Nomination to appoint Bianco to by Carnevale.
 - No discussion.
 - No other nominations.
 - Vote to appoint Bianco 7-0.
 - c. PRPC Representative
 - Johnston volunteered to continue for 2024, Chair Carnevale accepted the volunteerism and appointed Ms. Johnston as the Commission's representative to the PRPC.
 - d. HARB Representative
 - Sikora volunteered for 2024, with the understanding that he has extensive travel, and an alternate with which he could communicate with to cover would be helpful. Kevin

Dwyer volunteered to be the HARB alternate. Chair Carnevale accepted the volunteerism and appointed Mr. Sikora as the Commission's representative to the HARB, and appointed Mr. Dwyer as the alternate.

V. Approval of Minutes

a. December 14, 2023

Motion to approve as submitted by Wiedegreen.

Seconded by Johnston.

Motion carried 7-0.

VI. Updates / Correspondence

a. None

VII. Public Participation

a. None

VIII. Old Business

- a. **2023-02 - Paradise Village - Paradise Development, LLC - 15-8-22, 15-8-24:** This plan proposes to construct 5-story building with 12,670 square feet of commercial space on the ground floor, 200 residential units (264 bedrooms) above; the Hall Street extension; surface and under-building parking with 196 dedicated residential, 42 dedicated commercial and 45 shared parking spaces that includes 14 shared, 9 commercial and 2 accessible EV parking spaces; and associated storm water management.

Presenting: Mike Murray on behalf of the applicant seeking a recommendation based on the remaining engineering and minor items within the review letters. Mike Bercek reviewed some of the changes, namely, doubling the width of the sidewalk; the space between the retaining wall and face of curb on the south side of Hall Street. This area has been filled with concrete. A bus shelter and bike rack have been added. A sidewalk has been added off of Paradise Street on the northwest of the building footprint to access pedestrian doors. A sidewalk and crosswalk have been added to invite connection to Luxor. The merchant area has been removed.

Denlinger – Provided a summary of the relationship between Steelworks and Paradise as it relates to the extension of Hall Street, and which development will be responsible for the portions thereof. The Steelworks Development to construct an approximately 380 foot long portion of the Hall Street Extension, with the potential for a cul-de-sac type terminus as a part of their Development. Paradise Village is proposing to construct Hall Street from Paradise Street to the end on the proposed cul-de-sac from Steelworks. If either project does not move forward, the Borough expects the other to construct their portion of the Hall Street Extension and also build a one-lane travel road for public emergency service uses only.

Letters:

RVE

Hyne/Bercek – Comments on the reduction in the FEMA floodplain area.

40 – Open space and Fee in Lieu to be discussed with the borough outside this process.

47 - NPDES has not been submitted, but is required and imminent. Will comply.
49 – SWM discharge easement needs to be increased to 20’ on the plan and as obtaining such from the Borough. Will comply.
66 – Solid Waste storage and removal. Bercek assured that an outside firm verified access is appropriate. Similar trucks are utilized amongst most providers, so physical clearance has been verified.
89 – Delivery truck template to be expanded to other areas. Will comply.
92 – Sight triangle dimensions. Will comply.
100 – Bike rack will be shifted to make more room.
105 – Additional lighting for a gap along Paradise Street. Will comply.
108 – Site amenities should be added to the plan considering the outdoor market has been eliminated. Will comply.
113 – Cul-de-sac removal will be coordinated with the Borough and Steelworks project. Will comply.
116 – Accessible ramps should be provided form loading zones. Will comply.
117 – Signage for crosswalk safety. Will comply.

Waiver requests:

1. §22-410.2.A – to not provide the required minimum horizontal curve radius of 200 ft. for one proposed horizontal curve along the proposed Hall Street centerline. The applicant has coordinated with the Borough Traffic Engineer to optimize the alignment of Hall Street with Paradise Street. RVE supports this waiver request.
2. §22-419 – to not provide sidewalks and planting strip along the southwest side of Hall Street. The applicant is providing a sidewalk along the northeast side of Hall Street. The applicant proposes to install concrete pavement in the narrow space between the proposed retaining wall and back of curb along the southwest side of Hall Street. In addition, the applicant is providing sidewalk and a crosswalk for a new connection to the French Creek Trail. RVE supports this waiver request.
3. §22-423.2 – to not provide streetlighting along the southwest side of Hall Street. The applicant is providing street lighting along the entire length of Hall Street, but for a portion of the street the light poles will only be located on the northeast side to accommodate a proposed retaining wall. RVE supports this waiver request.
4. §22-500.2.A – to allow a floodplain preservation, steep slope preservation, very steep slope preservation, and woodland preservation that is less than the required minimum preservation. RVE has no objection to this waiver request.
5. §22-502.1.C.(3).(a) – to allow the removal of existing trees that are over 6” in DBH. RVE has no objection to this waiver request.

Denlinger – RVE comment 84 regarding correct ROW width to be added to all sheets from 60’ from 45’.

Carnevale/Hyne/Bercek – Discussion about posting height restrictions in appropriate locations. Additional ADA compliance will be shown on building plans when developed. Comment on a potential dark spot along Paradise. Will comply. PECO has confirmed in

writing the building is distanced accordingly. Ride share services can benefit from added loading zones. A switchback area of sidewalk was discussed at length with Bercek and Bergman reps. Discussion on adding signage or landscape elements to prevent Luxor pedestrians from continuing to walk on the south side of Hall, instead using the crosswalk to the northside.

Gilmore

Yoder summarized the few new comments, most of which have already been discussed as part of the RVE review comments including slight discrepancies in plant counts.

Bianco/Murray – Comments on the prior suggestions of activating the public open space, even if complimentary installations or uses. Carnevale suggested, and Murray agreed a good idea, that small wayfinding signage might be helpful here considering the trails connection.

Moore/Bergman – Discussion that the renderings do show a design intent, changes in materiality, breaking up the massing, etc. Bergman has a design intention to integrate red brick in the building.

Moore/Bercek – Discussion on the fair condition trees that will remain, though some will be removed via waiver where the site improvements are planned.

Bianco/Bercek/Bergman – Comments on screening for the structured parking ventilation openings.

Bianco applauded the 10' sidewalk, making it an extension of the Town Center.

Public Comment:

Mike Kajak – 425 Bridge Street – Provided comments on the direction and width of ROW of Hall Street, and the responsibility for relocating telephone poles.

Recommendation:

Bianco made a motion to approve the project, subject to the following conditions:

- Including the 5 waiver requests;
- Hall Street and/or emergency access lane construction as per solicitor's comments;
- Wayfinding signage for the trail and the public open space area be added,
- Including what Council may request as part of activating the open space with amenities such as outdoor fitness equipment;
- Red brick is included in the facade;

DiNapoli seconded.

Motion carried 7-0.

- IX. New Business
 - a. None
- X. Review of Project Dates
 - a. January 2024

XI. Review of Zoning Ordinance

a. Zoning Ordinance Amendment – Skill Games

1. Denlinger provided an overview of the amendment, explaining that the use is currently treated as a type of Entertainment Hall use, but that a standalone use may be more appropriate. Mr. Denlinger further explained that the use is permitted across the State, although being the subject of state Appellate Court litigation.

DiNapoli made a motion to recommend the adoption of the amendment as written.

Seconded by Sikora.

Motion carried 7-0

b. 313 Bridge Street Conditional Use Application

1. Denlinger provide a brief background of the application, and reminded the Commission that it typically does not take a position on Conditional Use Applications; but, as always, it can if it deems it advisable.

Carnevale suggested that this may be the type of application that the PC recommend that the Commission take a position on.

Bianco made a motion to recommend that the general conflict solicitor be engaged to represent the interests of the Borough for the proceedings.

DiNapoli seconded.

Motion carried 7-0.

XII. Committee Member Updates/Discussion

a. None

XIII. Adjournment

a. 7:22