

Phoenixville Planning Commission

MINUTES

Thursday – March 14, 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. Raffaello Di Napoli
 - 3. Kevin Dwyer
 - 4. Joe Sikora
 - Solicitor Scott Denlinger
 - Engineer Owen Hyne
 - Land Planner Adrienne Blank
 - Manager Jean Krack
 - Planning Director Dave Boelker
 - b. Excused
 - 1. Catherine Bianco
 - 2. Borough Council Liaison Brian Moore
 - c. Absent
 - 1. Kristiaan Wiedegreen
 - 2. Debra Johnston
- IV. Approval of Minutes
 - a. January 11, 2024
 - Motion to approve as submitted by Di Napoli.
 - Seconded by Sikora.
 - Motion carried 4-0.
- V. Updates / Correspondence
 - a. None
- VI. Public Participation
 - a. None
- VII. Old 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. Greg Newell, Fr. Hutter. Ozorowski discussed the updates presented as part of this plan resubmission. Almost all items are Will-Comply. Hyne/Carnevale interjected with highlighting some confusion on actual parcels and subdivision line.

Letters:

RVE

- 5 – One parcel, and one owner, should be shown.
- 10 – Showing all zoning info for any affected parcels.
- 20 – Comments as to showing trees as part of the subdivision plan. Denlinger identified the bounds of the
- 33 – Comments on required pool easement descriptors and metes/bounds.
- 35 – Discussion of calling out full width sanitary easement.
- 40 – Minimum lot depth. Will comply.
- 41 – Metes and bounds of sole parcel to be called out. Will comply.
- 42 – Abandoned lateral enters the manhole, no easement needed.
- 44 - Will comply.

Gilmore

Easements should be removed from net areas of zoning chart.
Coordination for potential trail connection shall be laid out.
PECO restriction language should be clearly identified.

Commission Discussion:

Carnevale/Ozorowski – Discussion of identifying potential trail location, which will actually be to the east of the tracks and not as part of this plan.
Carnevale/Ozorowski – Should vs. shall regarding environmental covenant as well as identifying the pervious surface being removed from the main lot, to assure that the remaining, improved lot is not made non-conforming.

Public Comment:

None

Recommendation:

Carnevale made a recommendation to approve under the following conditions:

- 1) receiving clean letters from the Engineer and Planner,
 - 2) including large caliper trees section deferral,
 - 3) adding pool easement to the record plan,
 - 4) depiction of a 20' satisfactory sanitary and storm sewer easement,
 - 5) indication that the created (Parcel B) meets all dimensional requirements,
 - 6) environmental covenants being shown, and
 - 7) the parcel being divided from (Parcel A) meets all zoning requirements
- deny in absence of an extension in writing beyond April 9, and conditioned on the applicant:
- 8) Recommendation for denial of the submission if the applicant does not meet all Engineer and Planner letters requirements by the date of the extension granted.

Sikora seconded.
Motion carried 4-0.

- VIII. New Business
 - a. None
- IX. Review of Project Dates
 - a. March 2024
- X. Review of Zoning Ordinance
 - a. 1000 Schuylkill Road – Chipotle Conditional Use Application
 - 1. No action taken.
- XI. Committee Member Updates/Discussion
 - a. None
- XII. Adjournment
 - a. 6:50PM