

Phoenixville Planning Commission

MINUTES

Thursday – April 11, 2024

6:00 PM

- I. Call to Order
 - a. 6:02PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Present
 - 1. Tom Carnevale
 - 2. Catherine Bianco
 - 3. Amanda Irwin
 - 4. Josh Gould
 - 5. Raffaello Di Napoli
 - 6. Kevin Dwyer
 - 7. Joe Sikora
 - Borough Council Liaison Brian Moore
 - Solicitor Scott Denlinger
 - Engineer Owen Hyne
 - Land Planner Adrienne Blank
 - Manager Jean Krack
 - Planning Director Dave Boelker
- IV. Approval of Minutes
 - a. March 14, 2024
 - Motion to approve as submitted by DiNapoli.
 - Seconded by Sikora.
 - Motion carried 5-0.
- V. Updates / Correspondence
 - a. None.
- VI. Public Participation
 - a. None.
- VII. Old Business
 - a. None.
- VIII. New Business
 - a. **2024-01 - 119 Main Street Land Development - 119 Main St, LLC - 15-9-433:** The existing building at the site is to be renovated and converted into mixed use building. The 1st floor will be office space, and the 2nd and 3rd floors will have six (6) residential

units each. The existing parking lot located at the rear of the site is to remain unchanged.

Presenting: Joel Comanda of InLand provided an overview of the project wherein the basement and first floor are retail/commercial, the second and third floor will be 12 total residential units. Each use will have separate entrances from Main Street. Fiscal and Community waivers are to be withdrawn and the analyses will be submitted in the following submission. The EIS waiver stands. The buffering and screening waiver stands. A majority of the RVE comments in the review are Will Comply.

Letters:

RVE

Comanda raised and addressed the following comments:

16 – Curb radii, an attempt will be made for this as there are some physical constraints (utility poles).

20 – ADA parking space on Jackson. Staff to research space on Jackson if backed by ordinance and also, if it is still utilized.

21 – Lot spaces are not to SALDO size. Restriping will be completed in attempting

32-33 – Trash is intended to be private hauler.

41 – Existing wallpack and street light exist. RVE to review the lighting plan. The wallpack will be updated to a code compliant fixture.

Hyne raised:

7 – Unit mix, all studios

12 – Parking, currently 7, and it may be down to 6 with the restriping.

15 – Any new features should not encroach further into a sight triangle.

19 – Driveways are to be 60' from intersections. Comanda confirmed the opening will not be moved any closer than existing.

25 – Ada space may be in excess of 2% and need regrading.

26 – Landscaping buffer This may be a partial waiver. A new submission with the new restriped area may provide opportunity.

28 – Wheel stops will be provided.

29 – Lot will be restriped.

31 – Will comply.

33 – The intent is that all tenants will share the receptacles.

34 – Landscape plan will be submitted.

35 – Will comply.

57 – Commercial tenant on the first floor will be provided fully compliant entrance and internal lift.

60 – Roof runoff currently connects to underground lines to unknown lines. But not to grade.

Waivers:

1. Section §22-417.3.D – to not provide parking lot buffering and landscaping requirements. Given the site constraints of the tract and conditioned on the applicant agreeing to satisfy other landscaping comments, RVE has no objection to this waiver.

2. Section §22-417.4.A – to not provide raised, curbed landscaped planting strip, a minimum of 6' wide around the entire parking lot perimeter. Given the site constraints of the tract and conditioned on the applicant agreeing to satisfy other landscaping comments, RVE has no objection to this waiver.

4. Section §22-601 – to not provide an Environmental Impact Analysis. Due to the limited site improvements that are part of this project, RVE has no objection to this waiver.

Gilmore

Blank reviewed: Lighting fixtures and building height need to be shown on plan. The side yard is known to be non-conforming, so the adjacent lot side yards should be shown to exhibit this.

Main Street tree plantings should be placed at the rhythm and spacing with existing ones.

Hall and Jackson Street trees could mimic what 123 Main Street was able to accommodate and the applicant should look here.

Additional planting areas should be looked at. Comanda will look to find some spaces. Exterior meters will be screened if not moved inside.

Commission Comments:

Bianco/Comanda – discussion on the 3 Main Street-facing door uses. Fire escape will be removed. There is a rear exit to the parking area. EV charging has not been considered, but will be discussed. Bianco suggested the applicant establish where the rain leaders terminate.

Sikora/Comanda – Discussion on entrances. The rear entrance will only be for first floor commercial, and residential.

Gould/Christopher – Comments on the rent range of the studios being \$1100-1300, being 350-450SF.

Carnevale/Christopher – Street trees will be addressed, ADA curb cuts should be coordinated. The striped area at Jackson and Hall could be landscaped. The ADA parking needs to be specified.

Denlinger – Provided suggestions to the Borough that if it is condoed, HOA documents need to be prepared.

Moore/Denlinger – Comments on renderings being submitted voluntarily and HARB versus PC purview.

DiNapoli/Comanda – The parking analysis will be provided later, though providing of parking is exempt. Furnishing versus demand. Will comply. While the applicant will secure parking off site, the parking on site will be split among tenants somehow. That is yet to be determined.

Public Comment:

None.

IX. Review of Project Dates

- a. April 2024

X. Review of Zoning Ordinance

- a. Zoning Amendment - Conditional Uses and Special Exceptions
Denlinger provided background on the impetus of the shift of hearings from CU to SE.
Three uses have been retained.
A recommendation for supporting the changes made by Bianco.
DiNapoli seconded.
Motion carried 7-0.

XI. Committee Member Updates/Discussion

- a. PRPC Alternate – To be determined.
- b. May Meeting – Tom has a conflict, Bianco and Sikora will be absent. For new business, someone needs to chair the meeting temporarily. DiNapoli offered.
- c. The Chair formally welcomed the new members, offering to have Denlinger provide an informational session after the meeting.

XII. Adjournment

- a. 7:01 PM