

Phoenixville Planning Commission

MINUTES

Thursday – May 9, 2024

6:00 PM

- I. Call to Order
 - a. 6:03PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Present
 - 1. Tom Carnevale
 - 2. Amanda Irwin
 - 3. Raffaello Di Napoli
 - 4. Kevin Dwyer
 - Borough Council Liaison Jon Ewald (stand in)
 - Solicitor Scott Denlinger
 - Engineer Owen Hyne
 - Land Planner Adrienne Blank
 - Manager Jean Krack
 - Planning Director Dave Boelker
 - b. Excused
 - 1. Josh Gould
 - 2. Catherine Bianco
 - 3. Joe Sikora
 - c. Absent
- IV. Approval of Minutes
 - a. April 11, 2024
 - DiNapoli – Correction 119 Main letters RVE 32-33 to indicate a private hauler being used.
 - Motion to approve as amended by Di Napoli.
 - Seconded by Dwyer.
 - Motion carried 4-0 .
- V. Updates / Correspondence
 - a. None
- VI. Public Participation
 - a. None
- VII. Old Business
 - a. **2024-01 - 119 S. 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 existing 2nd floor and added 3rd floor will

have six (6) residential units each. The existing parking lot located at the rear of the site is to remain unchanged.

Presenting: Joel reviewed the waivers and a couple of comments.

To allow compact parking – this may be removed.

Parking lot buffer requirements – Landscaped where possible.

Planting strip – where possible, it is provided.

Environmental Impact Analysis – all impervious, built.

RVE letter – Most are Will Complies.

#41 – RVE study found insufficient existing lighting. InLand prepared a lighting plan that was shown for example, but not part of the prior submission.

Denlinger clarified that the items provided 5/9 will be part of the next full submission.

Parking Layout and Access Plan – InLand incorporated RVE suggestions for a new layout of parking that eliminates the Jackson curb cut, but produces the need for a waiver for distance from a radius.

Carnevale and DiNapoli commended the applicant on the new layout.

Letters:

RVE

62 – making sure that storm piping termination is identified. Will comply.

Sidewalk at the front of the site will be replaced.

68 – applicant agrees to investigate where the roof leaders are tied into.

Gilmore

Blank commended the new parking layout as a great opportunity for more substantial Landscaping and buffering.

Meter screening is intended to go in the basement, but if PECO refuses, InLand will provide a detail on the plan.

Lighting fixtures will all be full-cut off.

The Community and Fiscal analyses will be resubmitted with the newest data.

Irwin – Sought clarification on three access doors. All uses will have separate entrances.

Carnevale/Comanda – Comments on the 4' easement running North-South at the rear of the building. Discussion points on meter bank location as it relates to walking path width.

Public Comment:

None

Recommendation:

DiNapoli made a motion to recommend approval of the Preliminary/Final Land Development application for 119 S. Main Street subject to the inclusion of the lighting plan and updated parking plan submitted May 9, 2024, with the withdrawal of the waiver from 22-417.2.E and addition of a waiver from 22-414.10.E, conditioned upon resubmission of the plan set to the Borough by May 27, 2024 or an extension of time, and if such submission or an extension of time is not received, a denial is recommended.

Seconded by Dwyer.
Motion passed 4-0.

VIII. New Business

- a. **2024-02 - 375 Morgan Street Conversion - 217 Pizza Bagel, LLC - 15-9-572:** The project and plan propose to renovate the interior of an existing 4-story building to twenty-nine (29) one- and two-bedroom dwelling units; associated site improvements including expanded parking, relocated curb cuts, vehicular circulation, pedestrian accessibility, grading and stormwater management facilities.

DiNapoli was appointed as pro tem chair due to a conflict of interest.

Presenting: Michael Murray introduced the project, and clarified that the applicant and design team were not seeking a recommendation tonight. Bridget Maguire from Wilkinson Apex provided a site setting background, indicating the applicant is willing to honor the historic character of the area. The plan includes site improvements for parking and circulation; the building will remain largely unchanged. The existing site does not have any stormwater management, and the applicant is proposing an underground retention system, drastically reducing the outflow of water to the Borough's storm system. The southwest green area will undergo significant improvements as activated space.

Letters:

RVE

1 – A corner of the building is in special flood hazard area. The existing first floor is above the BFE.

3 – Floodproofing options of the Walnut Street level are being explored.

27 – Utility plan, any transformers shall be located on the plan and screened. The applicant is in discussions with PECO for inclusion.

28 – Open space comments. Maguire will reach out to staff to discuss enhancing the community in lieu of providing acreage.

36 – Lighting plan, Will Comply.

Vehicular direction of travel. Two-way movement is being investigated. Changing the direction will be considered.

48 – Slopes in excess of 5%. Maguire indicated that to change the grade to remove this waiver, would result in non-accessible route from the parking lot, and would reduce actual parking.

49 – Wheel stops are Will Comply.

50 – Parking lot perimeter buffering. A retaining wall and a solid fence to shield headlights are being considered.

52 – 3 EVPS are required and Will Comply.

56/57 – Trash enclosure is proposed at 18'x15', and the private hauler agreed to total supply and removal on site. Maguire will reach out to the Borough Sanitation Department as well.

60 – Number of trees is under review.

61 – Floodplains are Environmentally sensitive areas to be preserved (no development) and a waiver will be needed.

69 – Stormwater management - A rate control method more stringent than the ordinance requires is proposed, and Maguire described the managed release-concept that is being proposed, drastically reducing runoff to the Walnut Street storm system.
77 – Additional storm inlets are being looked at and this will be accommodated.
91 – The building will be identified as a midrise building.
93 – Deed of correction will be submitted.
103 – Private open space will be considered.
Impact statements are forthcoming.

Gilmore

Commented on circulation changes.
The Walnut and Morgan accesses should be enhanced to satisfy the requirement that the primary façade shall face a street.
Alternative locations for the trash enclosure will be considered.
Parking lot landscape and buffering will be more fully developed.
Screening of the mechanical units should be more clearly shown and developed.

Krack – Relayed that he will likely be removing the loading zones on Morgan; applicant did not object.
At Ewald’s request, Hyne provided more description to the implications of the BFE.
Ewald encouraged Borough Sanitation inclusion.
Denlinger/Maguire – Comments and explanation of Premises A & B, Tract 1 & 2;
Denlinger suggests adding a note to the plan differentiating the development premises.
A new legal description will be provided.
Denlinger suggested that a condition or note be provided indicating a requirement that if the applicant seeks a condominium that all common elements shall be included.
Irwin sought clarification on a parking lot wall versus chain link. Maguire is investigating a solid fence.

Public Comment:

None

- IX. Review of Project Dates
 - a. May 2024
- X. Review of Zoning Ordinance
 - a. Krack indicated that a sign revision amendment will be forthcoming in June.
- XI. Committee Member Updates/Discussion
 - a. None.
- XII. Adjournment
 - a. 7:28 PM