

Phoenixville Planning Commission

MINUTES

Thursday – June 13, 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. Amanda Irwin
 - 3. Kevin Dwyer
 - 4. Josh Gould
 - 5. Catherine Bianco
 - 6. Joe Sikora
 - 7. Raffaello Di Napoli – arrived after minutes vote during New Business (a.)
Borough Council Liaison Brian Moore
Solicitor Scott Denlinger
Engineer Owen Hyne
Land Planner Adrienne Blank
Manager Jean Krack
Planning Director Dave Boelker
 - b. Excused
 - c. Absent
- IV. Approval of Minutes
 - a. May 9, 2024
 - Motion to approve as submitted by Sikora.
 - Seconded by Dwyer.
 - Motion carried 6-0.
- V. Updates / Correspondence
 - a. None
- VI. Public Participation
 - a. None
- VII. Old Business
 - a. None
- VIII. New Business

- a. **2024-04 - 133-137 High Street Redevelopment - Good Samaritan Services - 15-5-519, 15-5-520:** The redevelopment project and plan propose a lot consolidation, demolition of the existing structures containing three (3) interconnected dwelling units, and the construction of a single attached building that will include the same occupant count in a more private, safe and code compliant setting.

Presenting: Nate Hoffer, Executive Director, provided a short background on the organization, locations, services provided, “helping people transition from crisis to stability.” Hoffer then described current conditions and the intent to essentially refresh the buildings with a much better space, better utilizing the lot. The intended occupancy will not change. Andy Miller then proceeded to relay some layout, zoning and engineering specifics of the project.

Letters:

RVE:

Hyne/Miller had a discussion on the known versus historic right of way. Then, in sequence:

Miller offered 1-20 are Will Comply.

13 – A parking analysis will be completed, but has not yet. Hoffer offered that in 20 years, there have never been more than 3-4 residents with cars.

14 – 25’ offset or impervious barrier is needed. Will Comply.

24 – Solid waste management, 6-8 toters can fit in the proposed area, and toters will be wheeled out between the buildings.

25 – Grass strip to remain.

35 – Detail for retaining wall is needed.

39 – Landscaping plan will be provided.

41 – Stormwater calculations show an increase of runoff, though very minor.

43 – Stormwater leads should be tied-in. There is an inlet across the street at the corner of High and Railroad.

No waiver requests at this point.

Denlinger suggested that based on the summaries, there may be some waivers that are needed if they cannot be complied with.

Gilmore:

Blank/Miller/Boelker – Discussions on tree protection fencing, planting strip width, tree species, accessibility. Discussions will occur with the postmaster to determine cluster mail size and location. Blank noted a small discrepancy between rendering and plan with planting areas in front.

Commission Discussion:

Gould/Miller – The proposed rain discharge goes under the sidewalk, and through the curb.

Bianco/Miller – Discussion or concern over if a minimal parking analysis is provided and accepted based on historical data for the use, what occurs if Good Samaritan ceases to operate the facility, what happens if a different use is proposed, requiring additional parking needs. It bares later discussion.

Public Comment:

- b. **2024-05 - 224-226 Nutt Road Redevelopment - 226 Nutt Road, LLC - 15-13-665, 15-13-666:** The application and plan propose to consolidate two parcels, demolish the existing dwellings, accessory structures, impervious surfaces and utilities and construct a 4-story apartment building with sixteen (16) dwelling units, improved walkways, utilities, parking and stormwater management facilities.

Presenting: Andrew Miller of Hopkins and Scott provided a summary of the project.

Letters:

RVE:

Zoning tables need to reflect existing and proposed. Will comply.

6 – Labels on tracts to be consistent with deeds.

11 – Gross floor area shall be identified with unit breakdown.

12 – Parking generation needs to be shown as well.

HOP – Drainage infrastructure and utility connections are submitted by the Borough; all other improvements shall be submitted by the applicant.

20 – Depressed versus raised curb discussion to allow for stormwater sheet flow.

31 – Sight distances for Milligan street are required. Once it is shown on the plan, RVE can appropriately react to it.

Additional detail for EV stations will be provided.

Borough Sanitation should be contacted to help determine if the Borough can service the facility. Residents of the property will walk trash through the lot, and along a 5' walkway along Milligan.

Screening – The east side of the parking lot will need simple screening as well in the case that the adjacent neighbor (DnD) redevelops and removes.

80 – Building entrance discussions. Primary access is going to be off Milligan Street.

There are 2 other proposed entries at the corners of the building.

81 – 4' grass strip will remain, and sidewalk will be shifted a bit to accommodate for the 36' sycamore tree.

85 – Transformer placement should be identified.

86 – Mechanical screening won't be needed beyond a potential transformer in that the HVAC units will be located on the roof.

Waivers

1. Section 22-417.2.B - Design Standards for Parking Lots – Parking areas shall not be located closer than two feet from any tract boundary line or less than two feet from any ultimate right-of way line. A waiver is requested to propose parking to be setback one foot from the right-of-way line of Milligan Street. RVE has no objection to this waiver request.

2. Section 22-600 - Market Analysis – Establish the fiscal viability of the project. Examine the potential impacts of these uses on the Downtown Commercial District. A waiver is requested to not provide the Market Analysis.

3. Section 22-601 - Environmental Impact Analysis – A waiver is requested to not provide the Environmental Impact Analysis. RVE has no objection to this waiver request.

Gilmore:

Blank/Miller – discussion on how to satisfy the ordinance requirement to have the façade address the existing streetscape.

Street tree sizes need to be identified on the plan.

Parking shall be buffered and identified. A waiver may be required.

Outdoor lighting is needed.

Perimeter buffering needs increased to meet the requirement.

Denlinger reiterated the requirement of a waiver letter and standards therein.

Commission Discussion:

Irwin/Miller – No exposed stone BMPs, only underground systems are proposed.

Bianco/Miller – Discussion on 8' turnaround. Will be looked at.

Public Comment:

None.

IX. Review of Project Dates

- a. June 2024

X. Review of Zoning Ordinance

- a. Consider a recommendation to Borough Council to adopt an Ordinance amending Chapter 27, "Zoning," to Amend the Official Zoning Map of the Borough of Phoenixville to rezone fifteen (15) properties in the vicinity of and including the existing train line along the Schuylkill River to "MI" Mixed-Use Infill District.

Denlinger summarized for the commission the origin of and effects of the proposal.

Bianco supported the change due to allowing other commercial uses.

Dwyer/Krack – PRPC and CCPC have this in hand and will review soon.

Public Comment:

David Lutzger – Morgan Street – Provided comment encouraging the Commission to keep the public interest in mind, trail connections as part of the comprehensive plan, preservation of mature forests. Wants to work collaboratively with groups and developers to get the best result for the public.

Motion to recommend adoption by Bianco.

Seconded by Sikora.

Motion carried 7-0.

- b. Consider a recommendation to Borough Council to adopt an ordinance amendment to Zoning Chapter 27, Part 2 "Definitions," Section 27-202 "Definitions," and further amending Part 6 "Supplemental Regulations," "Section 27-606 "Signs" in order to allow for temporary sandwich board signs in certain portions of the Town Center and Neighborhood Center Zoning Districts.

Motion to recommend adoption by DiNapoli.
Seconded by Bianco.
Motion carried 7-0.

- XI. Committee Member Updates/Discussion
 - a. None
- XII. Adjournment
 - a. 7:55PM