

PHOENIXVILLE BOROUGH COUNCIL

Tuesday, September 10, 2024

7:00 PM

AGENDA

- I. Pledge of Allegiance/Moment of Silence
- II. Roll Call – Borough Manager
- III. Presentations
 - A. Bird Town Designation - Heidi Shiver - President Bird Town Pennsylvania LLC
- IV. Public Participation
- V. Consent Agenda
 - A. Approval of the August 13, 2024 Regular Meeting Minutes.
 - B. Items from Historical and Architectural Review Board:
 - 1. Motion to approve/deny the Certificate of Appropriateness for signage for 4 Bridge Street as recommended by the HARB in their Action Memo of September 3, 2024.
 - 2. Motion to approve/deny the Certificate of Appropriateness for signage for 4 Gay Street as recommended by the HARB in their Action Memo of September 3, 2024.
 - 3. Motion to approve/deny the Certificate of Appropriateness for exterior siding for 45 North Main Street as recommended by the HARB in their Action Memo of September 3, 2024.
 - 4. Motion to approve/deny the Certificate of Appropriateness for screening/fence for 260 Bridge Street as recommended by the HARB in their Action Memo of September 3, 2024.
 - C. Items from Personnel and Public Safety Committee:
 - 1. Motion to approve request from Kevin Zwick for appointment to the Human Relations Commission for the open vacancy with term expiring March 31, 2026.
 - D. Items from Parks and Recreation Committee:
 - 1. Motion to approve a Temporary Community Event Application for the Shoes 'N Brews 16.2 Mile Running Event using the Schuylkill River Trail under the Veteran's Memorial Gay Street Bridge on Sunday, October 6, 2024 from 9:30 am to 12:00 noon. Conditioned upon receipt of valid

Certificate of Insurance naming Borough as Additional Insured.

- E. Items from Finance Committee:
 - 1. Motion to approve the 2024 Pre-Paid dated 7/1/2024 - 7/31/2024 in the amount of \$1,423,457.68.
 - 2. Motion to approve the 2024 Pre-Paid Credit Card Statement dated 7/1/2024 - 7/31/2024 in the amount of \$99,985.42.
 - 3. Motion to approve the 2024 Pre-Paid ACH dated 7/31/2024 in the amount of \$38,233.17.
 - 4. Motion to approve Budget Increase 2024-10 from Parks Capital Improvement Plan in the amount of \$15,000 to Parks (Reeves Park PCIP) for security cameras at Reeves Park Pavilion.
 - 5. Motion to approve Budget Increase 2024-12 from General Fund Balance in the amount of \$2,659.00 to Capital (Stump Grinder) for additional funds needed to purchase the stump grinder.
- VI. Communications/Council Participation
- VII. Mayor's Report
- VIII. Appointments
 - A. Call for Residents interested in being appointed to various Boards and Commissions. Current vacancies exist on the Civil Service Commission, Human Relations Commission, and Tree Advisory Commission.
- IX. New Business
 - A. Motion to adopt the Civil Service Commission recommended revisions to their Rules and Regulations.
 - B. Motion to authorize a letter from Council President to the Chester County Commissioners regarding status of the Borough's Redistricting from the 2020 Census.
 - C. Motion to accept Staff recommendation to award the 2025 chemical bids.
 - D. Motion to authorize the Civil Service Commission to begin the process of developing an Eligibility List for Patrolman for the Phoenixville Police Department.
- X. Public Hearings
 - A. Motion to adopt an ordinance Repealing and Replacing Chapter 22 – SALDO, Part 6 – Impact Statements.
- XI. Resolutions/Ordinances

- A. Motion to Schedule and Advertise an Ordinance accepting dedication of Right-of-Way along the existing Evergreen Lane and Heckle Street.
 - B. Motion to adopt a Resolution authorizing the 2025 Minimum Municipal Obligation (MMO) for uniform and non-uniform pension plans.
 - C. Motion to adopt a Resolution conditionally waiving the formal Subdivision and Land Development Ordinance requirements for 22 Evergreen Lane due to the project's small size and minimal disturbance.
- XII. Reports of Committees, Boards, and Commissions
 - A. Historical and Architectural Review Board – Ms. Dugan
 - B. Planning Commission - Mr. Moore
 - C. Phoenixville Regional Planning Committee – Mr Kirkner
 - D. Recreation Board – Ms. Dugan
 - E. Tree Advisory Commission – Mr. Carminito
 - F. Human Relations Commission – Ms. Burckley
- XIII. Council Action referred from:
 - A. Personnel and Public Safety Committee- Ms. Burckley
 - 1. No action to report.
 - B. Parks and Recreation Committee - Mr. Moore
 - 1. No action to report.
 - C. Policy Committee - Carminito
 - 1. Motion to schedule and advertise an Ordinance amending Chapter 13, "Licenses," "Part 7 "Peddlers, Transient Retailers, Handbills, Advertising, and Banners."
 - D. Infrastructure, Technology Transportation & Sustainability Committee - Mr. Weiss
 - 1. No action to report.
 - E. Finance Committee - Ms. Dugan
 - 1. No action to report.
- XIV. Public Participation
- XV. Communication/Council Participation

XVI. Staff Reports

- A. Manager
- B. Police
- C. Fire
- D. Planning and Codes
- E. Public Works
- F. Finance
- G. Human Resources
- H. Recreation

XVII. Adjournment

Upcoming Meetings:

Planning Commission	September 12 – 6:00 pm
Recreation Board	September 16 – 6:30 pm
Parks and Recreation Committee	September 17 – 6:00 pm
Infrastructure Committee	September 17 – 7:00 pm
Finance Committee	September 24 – 6:00 pm
Policy Committee	September 24 – 7:00 pm
Personnel/Public Safety Committee	October 1 – 6:00 pm
Civil Service Commission	October 1 – 7:00 pm
HARB	October 7 – 5:00 pm
Tree Advisory Commission	October 7 – 6:00 pm
Borough Council	October 8 – 7:00 pm

Employee Service Anniversaries – September

Officer Elizabeth Wakeley, Police Department – 18 years
Corporal Andrew “Andy” Brown, Police Department – 10 years
Alex Keefe, Water Distribution Utility – 5 years
Tyrone Taylor, Sanitation Laborer – 4 years
Anne Watkins, Parks & Rec Assistant – 2 years
Eric Johnson, Wastewater Treatment Mechanic/Relief Operator – 1 year

PHOENIXVILLE BOROUGH COUNCIL

Tuesday, August 13, 2024

7:00 PM

MINUTES

I. Pledge of Allegiance/Moment of Silence

II. Roll Call – Borough Manager

Mr. Ewald, President	Present
Ms. Burckley, Vice President	Present
Mr. Carminito	Present
Ms. Dugan	Present
Mr. Kirkner	Present
Mr. Moore	Present
Mr. Strenfel	Present
Mr. Weiss	Present
Mayor Urscheler	Present
Mr. Krack, Borough Manager	Present
Ms. Getzfread, Asst. Borough Manager	Present
Chief Marshall, Police Chief	Present
Mr. Denlinger, Solicitor	Present

III. Presentations - None

IV. Public Participation – None

Mr. Ewald announced immediately before this evening's Council Meeting, Council met in an Executive Session for the purpose of attorney, client, privileged advice, and discussion related to the Zoning Hearing Board application for 200 Kimberton Road, and to discuss matters of personnel related to the Police Department.

V. Consent Agenda:

A. Approval of the July 9, 2024 Regular Meeting Minutes.

B. Historical and Architectural Review Board

1. Motion to approve/deny the Certificate of Appropriateness for hardscaping for 153 Church Street as recommended by the HARB in their Action Memo of August 5, 2024.

C. Items from Parks and Recreation Committee.

1. Motion to approve a Temporary Community Event Application for the 2nd Annual Mrs. Roper Romp in the 100 and 200 Block of Bridge Street and

Bridge and Main Street Lot on Saturday, September 21, 2024 from 11:00 am to 11:00 pm. Conditioned upon receipt of valid Certificate of Insurance naming Borough as Additional Insured.

D. Items from Finance Committee.

1. Motion to approve the 2024 Pre-Paid dated 6/1/2024 - 6/30/2024 in the amount of \$1,338,342.60.
2. Motion to approve the 2024 Pre-Paid Credit Card Statement dated 6/1/2024 - 6/30/2024 in the amount of \$110,679.82.
3. Motion to approve the 2024 Pre-Paid ACH dated 6/30/2024 in the amount of \$39,517.82.
4. Motion to approve Budget Increase 2024-08 from Water Fund Balance in the amount of \$23,500.00 to Water Treatment (Fork Lift) to replace the current 50-year old and inoperable fork lift.

Ms. Burckley made a Motion to approve the Consent Agenda. Seconded by Mr. Weiss.

Motion Approved 8-0.

VI. Communications/Council Participation

Ms. Burckley thanked the Civil Service Commission, Borough Staff and the Mayor for their guidance to the commission as they continue to update the Civil Service Rules and Regulations and for the appointment of a new Solicitor for the Civil Service Commission. She thanked Staff for their assistance with the 1st Annual Blueberry Bash and a special thanks to Sweet Brew and Michael Weiss and his family, who own Sweet Brew. They really championed the bash, and went to every business to get them engaged. She stated it was really a wonderful event and was happy to participate as a judge for the Blueberry Bake Off. She reported the Police and Fire Departments had to postpone National Night Out and thanks to Chief Marshall it will be folded into the 1st Responders Barbecue on September 3rd, so keep an eye out for updates from the Borough. Lastly, she shared that Council Members and Staff mostly hear the negative comments and concerns from residents and visitors. However, she and Ms. Getzfread got a really good compliment about our staff members on the second floor, Donna Yashura and Marilyn Bilson. If you've ever dealt with them, they're amazing to deal with, and they deal with a lot because people have questions or concerns and we got a lot of comments and compliments about them recently.

Mr. Ewald stated he moved to the Borough in the early 80's and it was then the 500 Block of Bridge Street looked it's best. Since then, the condition of the houses in that area has rapidly diminished in appearance and general upkeep. He asked Staff to examine whatever tools there are available to mitigate the issues of the housing located there at present as it is just a boarded up stretch of houses with approved development plans that are not moving forward.

VII. Mayor's Report

Mayor Urscheler congratulated The Colonial Theatre on the 25th Anniversary of Blob Fest and their mention in the New York Times, and Alianzas de Phoenixville on their multicultural festival and to all the caregivers who received recognition from Miss Kitty's Care. He welcomed all the new teachers in the district and a safe return to school for students. He offered recognition to Lieutenant Bryan MacIntyre and Corporal Kyle Place, both of whom attended Northwestern University's command school, a several month program for the latest techniques in law enforcement. Lieutenant MacIntyre, Officers Stabilo and Rondeau participated in Camp Cadet with the Pennsylvania State Police to encourage young people to consider careers in law enforcement. He encouraged residents to sign up for the Citizens Police Academy, held a few times a year he explained the program is held on Thursdays and has openings for 15 residents.

VIII. Appointments

- A. Call for Residents interested in being appointed to various Boards and Commissions. Current vacancies exist on the Civil Service Commission, Human Relations Commission, and Tree Advisory Commission.

Mr. Ewald encouraged residents to continue to apply for openings on the various Boards and Commissions and stated openings can be found on the Borough's Website.

IX. New Business

- A. Review ZHB Application from 200 Kimberton Road requesting a Special Exception to use the existing building (and squaring off the northeast corner) to provide a 11,272 sq. ft. Automated Car Wash and to determine whether to send representation to the August 21, 2024 Zoning Hearing Board Meeting.

Mr. Denlinger explained the Borough has received a Zoning Hearing Board application from Flagship, Pennsylvania, Propco, LLC. for the property located at 200 Kimberton Road. The application requests a special exception to engage in a car wash operation pursuant to Section 27-301.2. B. (1) of the Zoning Ordinance. As you know, Council recently changed this use from a Conditional Use, meaning that Council would have held the hearing on this application to a special exception, meaning instead that our Zoning Hearing Board holds the hearing. As a result, tonight's discussion of the application is for informational purposes only, He stated the applicant's counsel is here, so he turned it over to her to briefly describe the project.

Ms. Bernadette Kearney of Hamburg Rubin stated also present with her tonight are Kestra Kelly from BL Companies who prepared the plans, and John Lombardo on behalf of the applicant.

She explained this is a special exception request for the automated car wash, the project does meet all the criteria of the CD Zoning District, so there is no request for any zoning relief. The dimensions of the existing Rite-Aid Building and they are reskinning, for lack of a better word, the building there. The accesses will remain the same, and this is a car wash where you'll go in one tunnel. The car will be washed, and you have the option of going through two other tunnels. Someone will dry and slightly detail your car. Customers will have access to vacuums located outside of the building.

Mr. Moore asked for clarification on what will be happening to the cars in the two tunnels after the car is washed.

Ms. Kearney clarified it will be for drying and vacuuming of the vehicles.

Mr. Moore asked if the second tunnel is required or if it is the decision of the vehicle owner.

Ms. Kearney clarified this second tunnel is optional it is not required of the car wash customer.

Mr. Denlinger stated the Council is not required to take action on this item as this was presented for information only. He stated if none is taken it will mean the Borough will simply allow the Zoning Hearing Board to handle the hearing in its normal course.

B. Motion to authorize a conditional offer of employment for Patrol Officer.

Ms. Burckley made a Motion to authorize a conditional offer of employment for patrol officer to Elizabeth Moran, based on our standard conditions. Seconded by Mr. Weiss.

Motion Approved 8-0.

X. Public Hearings

A. Motion to adopt an Ordinance amending Chapter 27, "Zoning," "Part 6 "Supplemental Regulations."

Mr. Denlinger entertained a Motion to recess the Public meeting and open a Public Hearing.

Ms. Burckley made a Motion to open the Public Hearing. Seconded by Mr. Weiss.

Motion Approved 8-0.

Public Hearing opened 7:15 pm.

Mr. Denlinger explained the Ordinance amendment is to allow occupants of properties in the town center and neighborhood commercial districts to display sandwich board signs on the public sidewalk. He stated the Ordinance was advertised in the Pottstown Mercury on July 29 and August 5, 2024. Copies of the proposed Ordinance amendment were sent to the Chester County Law Library and the Pottstown Mercury on June 12, 2024 for public access. He introduced the exhibits for the hearing. Exhibit B 1 is a copy of the Ordinance, B 2 is an action memorandum from the Borough Planning Commission, dated June 14, 2024, unanimously recommending that the borough adopt the proposed ordinance, B 3 is the review letter from the Phoenixville Regional Planning Committee, dated June 26, 2024 and found the proposed ordinance to be consistent with the Phoenixville Regional Comprehensive Plan, B 4 is a review letter from the Chester County Planning Commission, dated July 1, 2024 and found the proposed Ordinance to be acceptable with consideration of its comments, B 5 is a copy of the public notice for the consideration of the Ordinance, B 6 while not yet in hand, will be the proof of publication from the Pottstown Mercury for the two advertised dates and, B 7 is the letters from the Borough to the Pottstown Mercury, and the Chester County Law Library, dated June 12, 2024, providing copies of the ordinances for public access.

Mr. Denlinger stated as Council may know to support the local business community, the borough has recently allowed for the display of sandwich board signs on the public sidewalk. However, our zoning ordinance does not actually permit any signage on the public sidewalk except for temporary event signage. The Borough realized that should Council wish to continue to allow these signs, an update to the Ordinance to match our practice is necessary. In order to do this sandwich board signs needed to be added to the Zoning Ordinances Definition of terms, Section 27-202, is amended to add a new Subsection "T1." to the definition of "Signs" and in Section 27-606.5., is amended to add a new Subsection "27-606.5.H" of the zoning ordinance. The language to permit sandwich board signs as a type of temporary sign, in accordance with certain common-sense guidelines that match the Borough's current expectations. For example, some of these conditions are sandwich board signs must be brought indoors overnight, Sandwich board signs shouldn't be taller than 3 and a half feet, and ADA accessible use of sidewalks should not be negatively impacted.

Mr. Denlinger asked if the Council has any questions or comments regarding this proposed ordinance amendment.

Council Participation

Mr. Kirkner stated he can't see what is not clear as it relates to the comment from the Chester County Planning Commission regarding the phrase "measured in a straight line 6 feet on either side of the sign" is unclear and should be clarified. The CCPC suggested a planned view sketch could clarify this requirement. He asked if this change would be a substantive change in the ordinance as advertised or considered a minor edit.

Mr. Denlinger stated while he tends to agree with Mr. Kirkner the information is clear, but because it's a substantive change. He stated it is not something the Council should consider trying to amend at this point, and then re-advertise. Should the Council decide to examine that and potentially clarify it. He stated it is better to get this in place to make sure the Council is allowing sandwich board signs in concert with rules that allow the Borough to allow sandwich board signs, and then the comments from the CCPC could be addressed in the future.

Public Participation

None

Ms. Burckley made a Motion to close the Public Hearing. Seconded by Mr. Weiss.

Motion Approved 8-0.

Public Hearing closed at 7:20 pm.

Ms. Burckley made a Motion to approve the Ordinance amendment to adopt an Ordinance amending Chapter 27, "Zoning," "Part 6 "Supplemental Regulations." Seconded by Mr. Weiss.

On the Question:

Ms. Burckley thanked the Policy Committee and Borough Staff for addressing this issue for the local businesses.

Motion Approved 8-0

- B. Motion 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.

Mr. Denlinger entertained a Motion to recess the Public meeting and open a Public Hearing.

Mr. Weiss made a Motion to open the Public Hearing. Seconded by Ms. Burckley.

Motion Approved 8-0.

Public Hearing opened 7:22 pm.

Mr. Denlinger asked for the Zoning Map to be displayed while he explained the Ordinance amendment. He stated this ordinance is to enact a zoning map amendment which would rezone 15 properties along the Schuylkill River between French Creek and our sewer plant to the MI. Mixed Use infill district. This ordinance was advertised in the Pottstown Mercury on July 29, 2024, and August 5, 2024 copies of the proposed Ordinance amendment were sent to the Chester County Law Library and Pottstown Mercury, on June 12, 2024, for public access. He introduced the exhibits for the record Exhibit B 1, a copy of the ordinance, with its attached legal description and map, B 2, an Action Memorandum from the Borough Planning Commission, dated June 14, 2024, unanimously recommending that the Borough adopt the proposed map amendment, B 3, a review letter from the Phoenixville Regional Planning Committee, dated June 26, 2024, that found the proposed Map Amendment to be consistent with the Phoenixville Regional Comprehensive Plan, B 4, a review letter from the Chester County Planning Commission, dated July 2, 2024 that found the proposed map amendment to be acceptable with consideration of its comments, B 5, a copy of the public notice for the consideration of the ordinance, B 6, proof of publication from the Pottstown Mercury, for the two advertised dates, again, as with the last hearing. This is not yet in hand, but will be an exhibit upon receipt, B 7, letters from the Borough to the Pottstown Mercury and the Chester County Law Library, dated June 12, 2024, providing copies of the ordinance for public access, B 8, an Affidavit of Posting of notice of the proposed ordinance, and B 9, affidavit of direct mailing of the proposed ordinance to affected property owners. He explained this Ordinance effectively proposes the rezoning of properties along the eastern boundary of the Borough's Town Center district, and the MI District is seen as a good transition from Town Center to the RI district and other districts which, if you look at our current Zoning Map, the Borough has already done on the western end of our Town Center District.

These properties are identified as Chester County UPI numbers. 15-9-157.1, 15-10-3, 15-10-4, 15-10-5, 15-10-6, 15-10-7, 15-10-8, 15-10-103, 15-10-104, 15-10-105, 15-10-105.1, 15-10-106, 15-10-123, 15-10-124, AND 15-14-404. The current zoning of the properties is as follows, three of the properties proposed to be rezoned to MI are currently zoned MG District Nine and a half of the properties are zoned Town Center district one and a half are zoned, Industrial district, and in the last two and a half, because UPI number 15-10- 124 is split zoned between TC and I district and one is zoned RI district. Having MI Mixed-Use Infill in this location will also allow the Borough to more easily modify the

district moving forward in the event that a train station comes to Phoenixville which the Borough expects would be somewhere in the area that we are proposing to rezone. Rezoning was initially discussed by our Zoning Task Force as a good idea, and two of the affected property owners being the school district and Brook Venture, LLC. have requested that the Borough accelerate its consideration of the proposal from the Zoning Task Force as that process of completely updating the Borough Zoning Ordinance is likely another twelve months away. In addition, adoption of this ordinance tonight will allow tweaks and changes to this newly rezoned area to be discussed by our Zoning Task Force while it's still actively meeting to discuss its Zoning Ordinance changes. This process would be in line with the comments made by the Chester County Planning Commission, and he stated the most substantive comment was that we add and tweak the MI district to account for that potential train station, as the county knew that that was one of our driving forces. In passing this rezoning or considering this rezoning does the Council have any questions or comments regarding this proposed ordinance amendment.

Council Participation

Mr. Moore asked Mr. Denlinger to clarify based upon his remarks that the map amendment does not lock in the uses that are currently envisioned, that it would be adopted tonight and the Zoning Task Force will continue to work towards updating of our Zoning and adjust the Zoning Map again. I'm particularly responding to the PRPC Letter which notes that there would be a loss of the ability to have a hotel or bar as a primary use. which was a little surprising to him. He stated while the Council considers adopting this Mixed-Use infill it doesn't mean the Council can't further improve upon that or make further modifications as the Zoning Task Force goes through its process.

Mr. Denlinger stated that's exactly right, and he believes not only does it allow the Borough to potentially do that he expects the Borough will make additional changes.

Public Comment

None

Ms. Burckley made a Motion to close the Public Hearing. Seconded by Mr. Weiss.

Motion Approved 8-0.

Public Hearing closed at 7:29 pm.

Ms. Burckley made a Motion to approve the Ordinance amendment 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. Seconded by Mr. Weiss.

On the Question:

Mr. Kirkner stated when this amendment came out of Policy he cast the lone vote against it, and the reason is that he is having a lot of difficulty rezoning that the one whole industrial parcel on Second Avenue. He feels strongly that this should remain industrial by maintaining the industrial zoning you don't have to worry about houses being built on it and putting a burden on our schools. Residential uses is a very tax intensive use while the industrial use is not. He stated he is on the Phoenixville Regional Planning Commission and a letter was sent stating that this is consistent with the regional plan however, he stated if this parcel were to remain industrial, that would also be consistent with the regional plan. He cited from the letter from the Chester County Planning Commission made the point in its letter with item 5 d, The Borough should evaluate its remaining inventory of industrial zoned areas to ensure that sufficient areas will remain after this rezoning. He stated he believes that after this rezoning we will have one industrial zone left out on West Bridge Street, which is surrounded by residential areas. He stated he thinks that you could put a different type of industrial on Second Avenue next to the Waste Water Treatment Plant than you could on West Bridge Street, next to the Little League fields and those residential areas there.

Secondly, he stated he read where New York is looking at its Zoning at this point, trying to create more affordable housing, but also trying to create pockets for industrial and manufacturing and it seems this amendment has the Borough going in the other direction. He expressed his concern with the site's proximity to the Waste Water Plant and he feels the industrial zone there acts as a nice buffer between residential mixed use and the Waste Water Treatment Plant.

He stated he has been in this area for over twenty years and he recalled a similar situation in Penn or Kennett Township. There was a subdivision that was approved, and residents moved in there and you know what they grow mushrooms in that area of Chester County. He explained he remembers reading about a number of residents in this new subdivision going to the Township Supervisors and complaining about the smell coming from the farms. The Township Supervisors basically said, look the farms were here first. He stated he feels the people are going to be in here. or whatever, and they're going to complain about the smell. He stated he believes this is great foresight for the Borough and the Zoning Task Force to look at this to be proactive in this zoning. He further explained there's a superfund site right there across from that industrial site. It's the old PNYC field kids were playing football on there for decades and by extending this zoning onto that industrial site. You're extending potential residential use across the street from a superfund site, which, again he doesn't think is a good idea.

Mr. Kirkner made a Motion to table and send this back to policy committee to excise the full industrial parcel. Seconded by Ms. Dugan.

Mr. Moore stated Mr. Kirkner raised these concerns and at that time the Policy Committee moved this forward so he believes taking this back to Policy will not change the outcome. He confirmed the he would not be voting in favor of tabling the motion.

Mr. Denlinger explained the Motion to Table is a competing motion with the Motion to approve. He reviewed the procedure for addressing the motions and it which order they should be voted on. He stated discussion on both Motions could continue.

Ms. Dugan expressed her concerns with making more land available to these huge complexes and adding even more residents to crowd the roadways even more. Residents already complain about the available parking in town and she agrees with Mr. Kirkner on the potential issue the Zoning change may produce.

Mr. Denlinger explained that nine and a half of the properties are currently zoned Town Center moving them to MI reduces the intensity of certain development options. The three properties currently zoned MG moving them to MI reduces the intensity of what can be developed on those properties. The Industrial district that Mr. Kirkner has been addressing is a little difficult to compare and he stated it would be a greater residential intensity, but a decreased commercial intensity. There is one parcel that's currently zoned Residential Infill, and that is the only one that the intensity would clearly be increased.

Mr. Moore stated he has the opposite opinion about growth in that he thinks it makes us stronger. He reminded everyone that the Council made a commitment to our Comprehensive Plan to become a 15-minute walking town and converting these properties to mixed growth would be consistent with the plan. He enjoys the addition of more residents in Phoenixville, he believes people are moving here to stay not just for a few years.

Ms. Dugan expressed her view on the walkability of town and her interactions with residents of the Borough. She stated not all people coming to town can walk all that well and if they want to visit the downtown they struggle to find somewhere to park.

Mr. Kirkner expressed his concerns that this change is not in the best interest of the community and benefits the property owner of the industrial parcel. Phoenixville's history is one of an industrial heritage and he feel the Council should keep this parcel industrial so that should an industry have an interest in opening in town there would be available land to do so. Industrial use would add to the tax base without adding to the school district with more children and driving up the school taxes. He feels the industrial property there is a good buffer

between the Waste Water Plant and superfund site with the rest of the town.

Mr. Ewald stated in the time he has lived in the Borough the property has been the site of an empty building that is falling in on its self and there has been no interest from any industrial company on this property.

Mr. Denlinger called for the vote on the Motion to Table.

Motion to Table fails 2-6. Ms. Dugan and Mr. Kirkner voting Yes.

Mr. Denlinger called for the vote on the Motion to Approve.

Motion Approved 6-2. Ms. Dugan and Mr. Kirkner voting No.

XI. Resolutions/Ordinances

- A. Motion to adopt a Resolution officially accepting the dedication by Bill of Sale, the Phoenixville Senior Housing, LP improvements at 115 Buchanan Street.

Ms. Burckley made a Motion to adopt a Resolution officially accepting the dedication by Bill of Sale, the Phoenixville Senior Housing, LP improvements at 115 Buchanan Street. Seconded by Mr. Weiss.

On the Question:

Mr. Ewald asked if this is not actual sale but the Borough taking dedication of the sidewalks and public improvements at the location.

Mr. Denlinger stated that is correct.

Motion Approved 8-0.

- B. Motion to adopt a Resolution authorizing the submission of a PCCD – Drug Recognition Expert Marijuana Grant.

Ms. Burckley made a Motion to adopt a Resolution authorizing the submission of a PCCD – Drug Recognition Expert Marijuana Grant. Seconded by Mr. Weiss.

Motion Approved 8-0.

XII. Reports of Committees, Boards, and Commissions

- A. Historical and Architectural Review Board – Ms. Dugan
- B. Planning Commission - Mr. Moore

1. Motion to adopt a Resolution officially conditionally approving/denying the Preliminary/Final Subdivision and Land Development Plan for the development known as 375 Morgan Street.

Mr. Denlinger explained the application concerns a parcel of land located at 375 Morgan Street, which is more particularly identified as Chester County, UPI Number 15-9-572, which is currently improved with an existing 3 to 4 story warehouse building and parking area. The applicant proposes to renovate the existing building into twenty-nine, one- and two-bedroom apartments. The reconfiguration of the existing parking lot and installation of lights, planting stormwater management facilities and related improvements. The applicant has requested some waivers related to the existing slope and floodplains, environmental impact studies and certain technical stormwater management adjustments. In addition, the applicant has offered to contribute funds to affordable housing initiatives and the downtown economic revitalization program in lieu of the deification of recreational space. After reviewing the project at several meetings, the Planning Commission voted 5-0, with one abstention to recommend approval of the application.

Mike Murray, Attorney for 375 Morgan Street. He explained the plan was submitted to the Borough Planning Commission where the applicant and he made two appearances to refine the submission for approval. Last month the plan was presented to the Historical and Architectural Review Board Tom Carnevale, presented the HARB application, and that received the unanimous recommendation for Certificate of Appropriateness which Borough Council, he believes, approved last month in July. With regard to the architectural aspects of the proposed project. No new buildings or additions are happening to the building. The stair towers are being removed and additional landscaping is being installed to the extent possible. As you indicated. The waivers are being requested are with respect to this being an already developed site, no additional buildings are being built on, and it's has to work within the constraints of the infrastructure that surrounds it. Our consultants are here if there are any questions.

Mr. Denlinger clarified that compliance with the HARB Action Memo is a condition of the Resolution.

Ms. Dugan stated she did see this plan through the HARB process and asked about the available parking at the site.

Bridget Maguire, Wilkinson Apex Engineering Group. She stated the project proposes twenty-nine parking spaces which is compliant with the Zoning Ordinance and under the advisement of the Borough Engineer and Borough Planner.

Mr. Moore asked if Ms. Maguire could you describe the stormwater management improvements that will be done at the site.

Ms. Maguire explained there are no storm water management controls on the existing site. As Mr. Moore mentioned this site is in an existing floodplain and the downstream infrastructure is already reaching capacity. The flows are being drastically decreased by the storm water management practices that are being proposed by the applicant with a managed release concept basin, which is designed in accordance with the PADEP regulations and Borough regulations, with the exception of the waivers requested.

Mr. Ewald asked about the placement of the HVAC units and if the intent is to still have twenty-nine units on the site.

Mr. Murray explained the units will not be clustered together and will be both shielding and concealed with landscaping where possible. He also noted the units will not be on Morgan or Walnut Streets but, positioned along the sides of the building to shield them from being visible from the street.

Mr. Moore made a Motion to adopt a Resolution officially conditionally approving the Preliminary/Final Subdivision and Land Development Plan for the development known as 375 Morgan Street. Seconded by Ms. Burckley.

On the Question:

Mr. Kirkner stated he will be abstaining from the vote because a member of my family, immediate family has retained the law firm of the applicant's legal counsel in an unrelated matter.

Motion Approved 7-0-1. Mr. Kirkner abstaining do to conflict of interest.

C. Phoenixville Regional Planning Committee – Mr. Kirkner

Mr. Kirkner reported there was a consistency review of a Schuylkill Township's revision of their Ordinance on the placement of gas tanks in proximity to residential properties. It may be too late for the Wawa that's going in, but it may be in time for the Sheetz that's going in, because he's getting conflicting information as to whether there's a plan for that or not.

D. Recreation Board – Ms. Dugan

Ms. Dugan reported on the various camps and program at the Recreation

Department including Yoga, Jump Start Sports, Women's Volleyball, Fundamentals of Tennis, Snapology and Science Explorers. She reminded the public that the Chester County Food Bank's Mobile Market is at the center on Wednesdays from 10 am to Noon.

E. Tree Advisory Commission – Mr. Carminito

Mr. Carminito reported the commission is preparing for the fall planting, the Streets Department demoed a new stump grinder and he hopes that a new member will be appointed later tonight.

F. Human Relations Commission – Ms. Burckley

Ms. Burckley thanked Lt. Bryan MacIntyre for coming to speak with the commission on Mental Health training for the Police Department.

XIII. Council Action referred from:

A. Personnel and Public Safety Committee – Ms. Burckley

1. Consider request from Justin Gordon for appointment to the Tree Advisory Commission for the open vacancy with term expiring June 30, 2028.

Ms. Burckley made a Motion to appoint Justin Gordon to the Tree Advisory Commission for the open vacancy with a term expiring on June 30, 2028. Seconded by Mr. Carminito.

Motion Approved 8-0.

2. Consider request from Brian Slater for reappointment to the Historical and Architectural Review Board for a new term expiring August 31, 2028.

Ms. Burckley made a Motion to reappoint Brian Slater to the Historical and Architectural Review Board for a new term expiring August 31, 2028. Seconded by Ms. Dugan.

Motion Approved 8-0.

B. Parks and Recreation Committee – Mr. Moore

1. Motion to approve the concept of the Annual Independence Day Celebration taking place on the First Saturday of July each year and to schedule the 2026 celebration on July 4 in honor of the Nation's 250th Anniversary.

Ms. Dugan made a Motion to approve the concept of the Annual Independence Day Celebration taking place on the First Saturday of July each year and to schedule the 2026 celebration on July 4 in honor of the Nation's 250th Anniversary. Seconded by Mr. Moore.

On the Question:

Ms. Dugan explained over the years we have had issues trying to figure out when we're going to, have our fireworks display, and that the date changes every year. She stated she gets questions all the time and she is certain other Council members have fielded these as well. In choosing to always hold them on the First Saturday on July everyone will know when the celebration will be. She explained the idea is to be similar to the Fall Fest with vendors, activities, food truck and the Rec Center open from like at 6 pm to about 9 pm. We are looking to have a DJ or band at the event so the crowd can be directed for the Fireworks Display, where to face to view them etc.

She stated that 4th of July just so happens to fall on a Saturday for the 250th Anniversary of America. By selecting the same day each year brings consistency to the event.

Mr. Moore stated he feels having the event on the same day of the week every year, makes it easier to plan and to staff the Recreation Center.

Mr. Kirkner stated he receives a lot of comments on why the event is not always on the 4th of July.

Ms. Dugan explained having it on the first Saturday of July every year is helpful for planning, costs and consistent booking of vendors and food trucks.

Motion Approved 8-0.

C. Policy Committee – Mr. Carminito

1. Motion to schedule and advertise an ordinance Repealing and Replacing Chapter 22 – SALDO, Part 6 – Impact Statements.

Mr. Carminito made a Motion to schedule and advertise an ordinance Repealing and Replacing Chapter 22 – SALDO, Part 6 – Impact Statements. Seconded by Mr. Strenfel.

Motion Approved 8-0.

D. Infrastructure/Technology/Transportation/Sustainability Committee – Mr. Weiss

1. Mr. Weiss reported the Borough is the 63rd Municipality in Pennsylvania to be awarded the designation of Bird Town.

E. Finance Committee – Ms. Dugan

1. No action to report.

XIV. Public Participation

Father Peter of Holy Ghost Church asked about the Zoning change and how it would affect the Holy Ghost Parcel as it is the largest parcel effected by the change.

XV. Communications/Council Participation

Mayor Urscheler corrected his earlier statement on the First Responders and clarified it will be on September 6th at 5pm in conjunction with the Phoenixville Area School District's Community Picnic. Also, he reminded the public of the upcoming pierogi sale at Holy Ghost Church.

XVI. Staff Reports are in the packets.

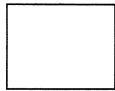
- A. Manager
- B. Police
- C. Fire
- D. Planning and Codes
- E. Public Works
- F. Finance
- G. Human Resources
- H. Recreation

XVII. Adjournment

8:20 pm. Ms. Burckley made a Motion to Adjourn. Seconded by Mr. Weiss.

E. Jean Krack
Borough Manager

Transcribed by: Jennifer Logan
Administrative Assistant
August 2024



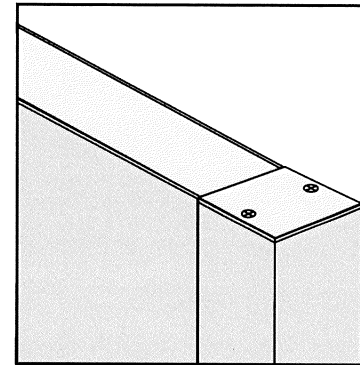
SATIN WHITE



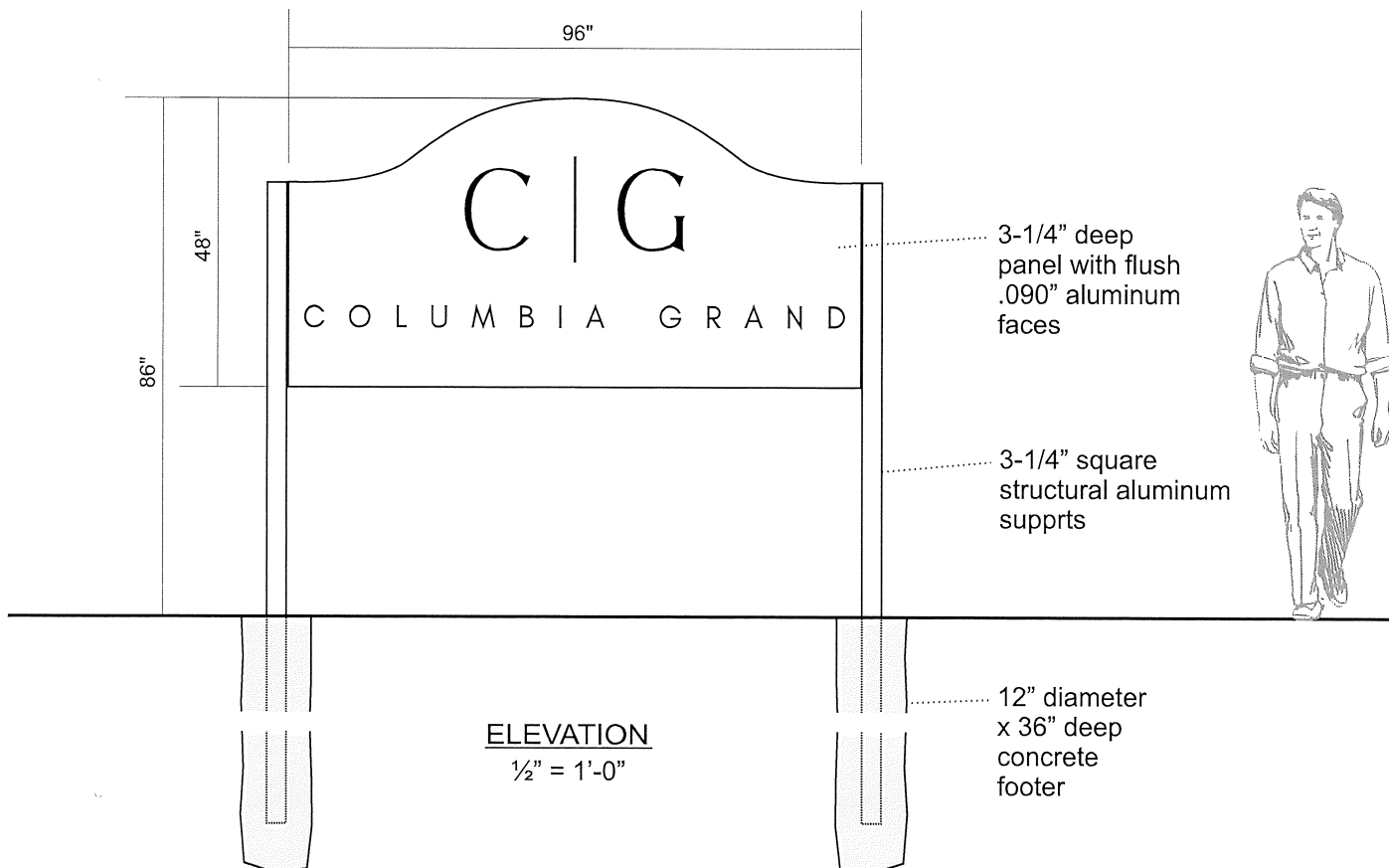
BLACK



APPROXIMATE SITE VIEW



OBLIQUE VIEW
nts



Subject:
COLUMBIA GRAND

Sign Type:
Ground Mounted
Directional Post & Panel Sign

(1) required

Overall Sign Size:
48"h x 96"w x 3-1/4"d

Construction:
HD welded structural extruded aluminum

Face:
Flush .090" (min) aluminum

Graphics:
Cut 3M vinyl

Finish:
2-part acrylic polyurethane

Installation:
Direct burial in (2) 36" deep x 12" diameter concrete footers

Sheet: 1 of 1

Drawn by: HRMc

Date: 8/12/24

Signarama Limerick | 70 Buckwalter Road |
Suite 407 | Limerick, PA 19468
P: 484.961.8802 | E: Phil@signarama-limerick.com | Monday – Thursday 9-5 | Friday 9-2

Please, consider the environment before printing this email

THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL AND USUAL. CHECK ARTWORK TO MAKE SURE CUSTOMER SUPPLIED FILES IMPORTED CORRECTLY. CHECK ALL SPELLING FOR ACCURACY. SIGNARAMA LIMERICK WILL NOT BE RESPONSIBLE FOR ANY MISPELLED WORDS OR INCORRECT GRAPHICS AFTER APPROVAL. ADDITIONAL FEES TO PRODUCE THE ORDER AGAIN OR TO PRODUCE A FIX FOR THE ITEM AS IS WILL BE ADDED IF CUSTOMER APPROVED. IF NOT ITEMS MUST BE ACCEPTED AS IS.

INSTALLATION ADDRESS: 4 GAY STREET, PHOENIXVILLE, PA 19460

21.33 in

24 in



BLACK BOX GALLERY LLC

4 COLOR FLATBED

THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE COULD VARY DEPENDING ON FABRICATION PROCESS. SIGNARAMA LIMERICK IS NOT RESPONSIBLE FOR RE-PRINTS AFTER CUSTOMER PROOF APPROVAL. **FILE IMPORTING, SPELLING, AND INFORMATION ACCURACY IS CUSTOMERS RESPONSIBILITY. ADDITIONAL FEES WILL BE ADDED FOR CHANGES AFTER A CUSTOMER APPROVAL.**

Signarama

THIS ORDER IS FOR A SIGN, GRAPHIC, OR OTHER CUSTOMER SUPPLIED GRAPHIC. SIGNARAMA LIMERICK WILL NOT BE RESPONSIBLE FOR ANY MISPELLED WORDS OR INCORRECT GRAPHICS AFTER APPROVAL. ADDITIONAL FEES TO PRODUCE THE ORDER AGAIN OR TO PRODUCE A FIX FOR THE ITEM AS IS WILL BE ADDED IF CUSTOMER APPROVED. IF NOT ITEMS MUST BE ACCEPTED AS IS.

INVT# N/A

27796

MATERIALS

SIZE:

SIDES:

QUANTITY:

COLOR:

JOB DESCRIPTION:

Sign cut & print shape name:

ADDITIONAL:

ORIGINAL

REV 1:

REV 2:

REV 3:

\$25 FEE

REV 4:

REV 5:

REV 6:

REV 7:

DESIGN

Design

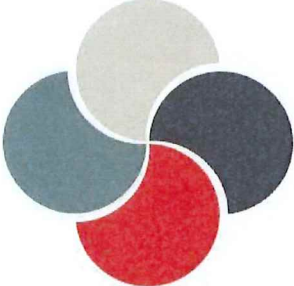
CUSTOMER

DATE:

EXTERIOR COLOR- RIVERWORKS PA
STAGE 1- PALETTE 5
45 N MAIN ST
PHOENIXVILLE, PA 19460

GENERAL NOTES/DISCLAIMER: This book is only to assist in showing the scope of the design options and is not intended to indicate all specifications, codes, regulations, or plan changes. All details, plans, structural, and materials are to be verified by a professional that meets local and state qualifications according to review type. All construction shall comply with applicable laws, statutes, and all local rules and regulations of any public authority bearing on the performance of the work. The contractor is solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work. All measurements to be field verified. Advise owner and architect/engineer of any discrepancies for determination prior to commencing work. Drawings and renderings not to be scaled from for field work purposes. It is the responsibility of the Franchise and their contractor to verify all requirements and specification details as dictated by their local and state building codes, zoning, and entities.

To preserve the integrity and the efficient implementation of the design plan, we reserve the right to reselect and procure similar items in quality and aesthetic, when items are discontinued, out of stock or have excessive lead-times.

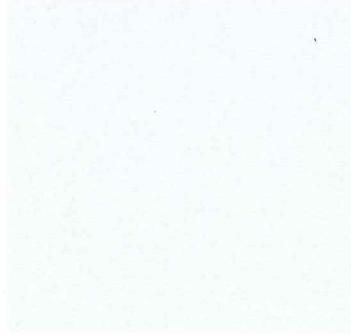


colorworks

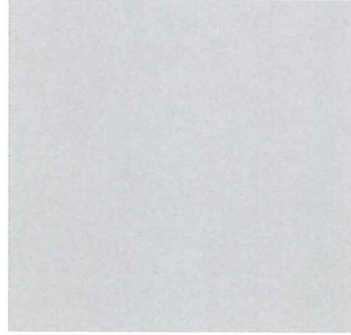
turning spaces into places

DIRECT: (602) 540-0406
WEB: www.ColorWorks.Design
EMAIL: info@ColorWorks.Design

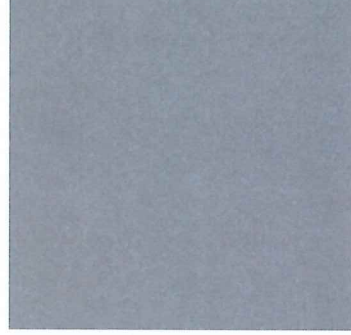
COLOR PALETTE



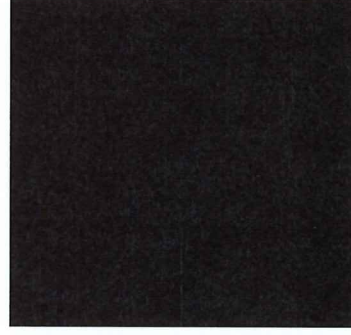
SW 7757:
HIGH REFLECTIVE
WHITE



SW 9166:
DRIFT OF MIST



SW 7664:
STEELY GRAY



SW 6258:
TRICORN BLACK

DISCLAIMER: DRAWINGS ARE INTENDED TO BE CONCEPTUAL ONLY. CONTRACTOR OR SUBCONTRACTOR ARE RESPONSIBLE FOR TAKING THEIR OWN MEASUREMENTS & MAKING APPROPRIATE MODIFICATIONS FOR CONSTRUCTION AND PRODUCTION OF EACH AREA REPRESENTED.

EC - RIVERWORKS PA
45 N MAIN ST
PHOENIXVILLE, PA 19460



IMAGE #1: BEFORE

EC - RIVERWORKS PA
45 N MAIN ST
PHOENIXVILLE, PA 19460

DISCLAIMER: DRAWINGS ARE INTENDED TO BE
CONCEPTUAL ONLY. CONTRACTOR OR
SUBCONTRACTOR ARE RESPONSIBLE FOR
TAKING THEIR OWN MEASUREMENTS
& MAKING APPROPRIATE MODIFICATIONS FOR
CONSTRUCTION AND PRODUCTION OF EACH
AREA REPRESENTED.

SHEET NUMBER

3

SCALE:

REV. #:



IMAGE #1: AFTER

DISCLAIMER: DRAWINGS ARE INTENDED TO BE CONCEPTUAL ONLY. CONTRACTOR OR SUBCONTRACTOR ARE RESPONSIBLE FOR TAKING THEIR OWN MEASUREMENTS & MAKING APPROPRIATE MODIFICATIONS FOR CONSTRUCTION AND PRODUCTION OF EACH AREA REPRESENTED.

EC - RIVERWORKS PA
45 N MAIN ST
PHOENIXVILLE, PA 19460



IMAGE #2: BEFORE

DISCLAIMER: DRAWINGS ARE INTENDED TO BE CONCEPTUAL ONLY. CONTRACTOR OR SUBCONTRACTOR ARE RESPONSIBLE FOR TAKING THEIR OWN MEASUREMENTS & MAKING APPROPRIATE MODIFICATIONS FOR CONSTRUCTION AND PRODUCTION OF EACH AREA REPRESENTED.

EC - RIVERWORKS PA
45 N MAIN ST
PHOENIXVILLE, PA 19460



IMAGE #2: AFTER

DISCLAIMER: DRAWINGS ARE INTENDED TO BE CONCEPTUAL ONLY. CONTRACTOR OR SUBCONTRACTOR ARE RESPONSIBLE FOR TAKING THEIR OWN MEASUREMENTS & MAKING APPROPRIATE MODIFICATIONS FOR CONSTRUCTION AND PRODUCTION OF EACH AREA REPRESENTED.

EC - RIVERWORKS PA
45 N MAIN ST
PHOENIXVILLE, PA 19460



IMAGE #3: BEFORE

DISCLAIMER: DRAWINGS ARE INTENDED TO BE CONCEPTUAL ONLY. CONTRACTOR OR SUBCONTRACTOR ARE RESPONSIBLE FOR TAKING THEIR OWN MEASUREMENTS & MAKING APPROPRIATE MODIFICATIONS FOR CONSTRUCTION AND PRODUCTION OF EACH AREA REPRESENTED.

EC - RIVERWORKS PA
45 N MAIN ST
PHOENIXVILLE, PA 19460

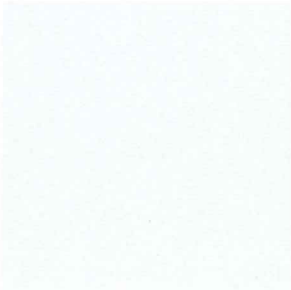
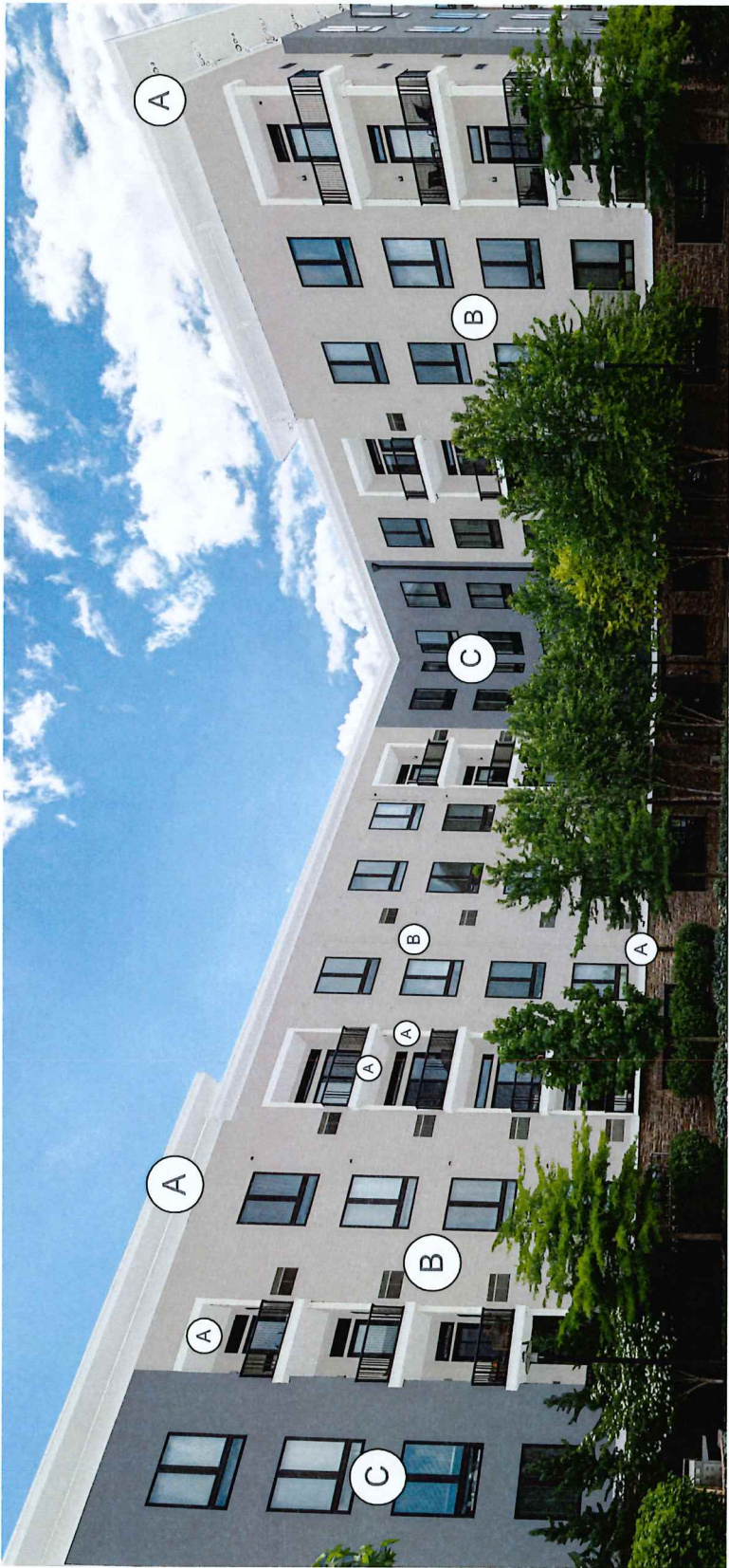


IMAGE #3: AFTER

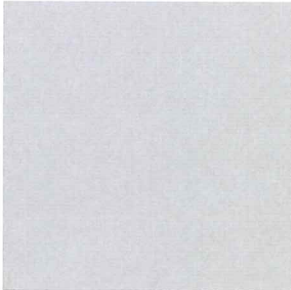
DISCLAIMER: DRAWINGS ARE INTENDED TO BE CONCEPTUAL ONLY. CONTRACTOR OR SUBCONTRACTOR ARE RESPONSIBLE FOR TAKING THEIR OWN MEASUREMENTS & MAKING APPROPRIATE MODIFICATIONS FOR CONSTRUCTION AND PRODUCTION OF EACH AREA REPRESENTED.

EC - RIVERWORKS PA
45 N MAIN ST
PHOENIXVILLE, PA 19460

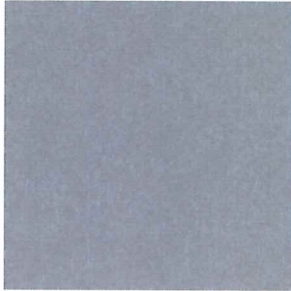
IMAGE #1: COLOR CALLOUTS



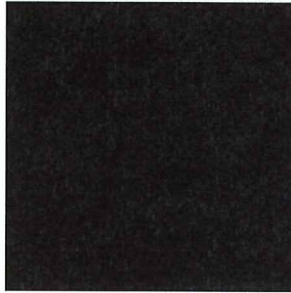
SW 7757:
A HIGH REFLECTIVE
WHITE



SW 9166:
B DRIFT OF MIST

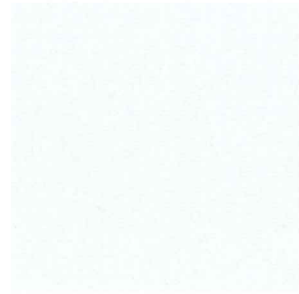


SW 7664:
C STEELY GRAY

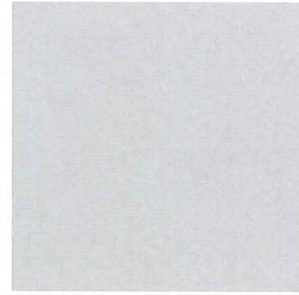


SW 6258:
D TRICORN BLACK

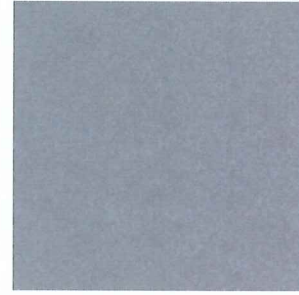
IMAGE #2: COLOR CALLOUTS



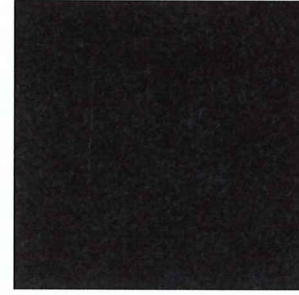
SW 7757:
A HIGH REFLECTIVE
WHITE



SW 9166:
B DRIFT OF MIST

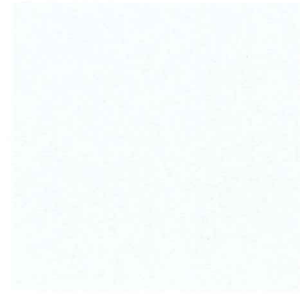


SW 7664:
C STEELY GRAY

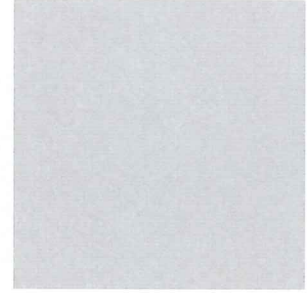


SW 6258:
D TRICORN BLACK

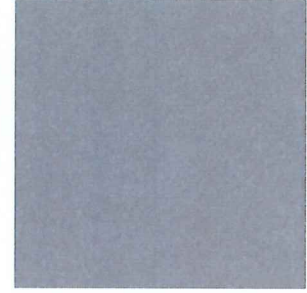
IMAGE #3: COLOR CALLOUTS



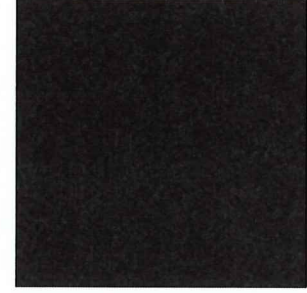
SW 7757.
A HIGH REFLECTIVE
WHITE



SW 9166.
B DRIFT OF MIST



SW 7664.
C STEELY GRAY



SW 6258.
D TRICORN BLACK

SIDE BY SIDE COMPARISON

BEFORE



AFTER



DISCLAIMER: DRAWINGS ARE INTENDED TO BE
CONCEPTUAL ONLY. CONTRACTOR OR
SUBCONTRACTOR ARE RESPONSIBLE FOR
TAKING THEIR OWN MEASUREMENTS
& MAKING APPROPRIATE MODIFICATIONS FOR
CONSTRUCTION AND PRODUCTION OF EACH
AREA REPRESENTED.

EC - RIVERWORKS PA
45 N MAIN ST
PHOENIXVILLE, PA 19460

SIDE BY SIDE COMPARISON

BEFORE



AFTER



DISCLAIMER: DRAWINGS ARE INTENDED TO BE CONCEPTUAL ONLY. CONTRACTOR OR SUBCONTRACTOR ARE RESPONSIBLE FOR TAKING THEIR OWN MEASUREMENTS & MAKING APPROPRIATE MODIFICATIONS FOR CONSTRUCTION AND PRODUCTION OF EACH AREA REPRESENTED.

EC - RIVERWORKS PA
45 N MAIN ST
PHOENIXVILLE, PA 19460

SIDE BY SIDE COMPARISON

BEFORE



AFTER



DISCLAIMER: DRAWINGS ARE INTENDED TO BE CONCEPTUAL ONLY. CONTRACTOR OR SUBCONTRACTOR ARE RESPONSIBLE FOR TAKING THEIR OWN MEASUREMENTS & MAKING APPROPRIATE MODIFICATIONS FOR CONSTRUCTION AND PRODUCTION OF EACH AREA REPRESENTED.

EC - RIVERWORKS PA
45 N MAIN ST
PHOENIXVILLE, PA 19460



PARTNER'S CAFE IN HISTORIC PHOENIXVILLE



HISTORIC PRESENTATION
SEPTEMBER 9th, 2024

Prepared by Seiler + Drury Architecture

EXISTING PHOTOS



FRONT VIEW



REAR VIEW



SIDE VIEW AT FRONT ENTRANCE



SIDE VIEW



STREET VIEWS - BRIDGE STREET LOOKING SOUTH

SEILER + DRURY
ARCHITECTURE

EXISTING PHOTOS
FROM ORIGINAL SUBMISSION

JANUARY 03, 2023
© SEILER + DRURY ARCHITECTURE











GAY ST. VIEW AS OF AUGUST, 2024



VIEW FROM ALLEY AS OF AUGUST, 2024

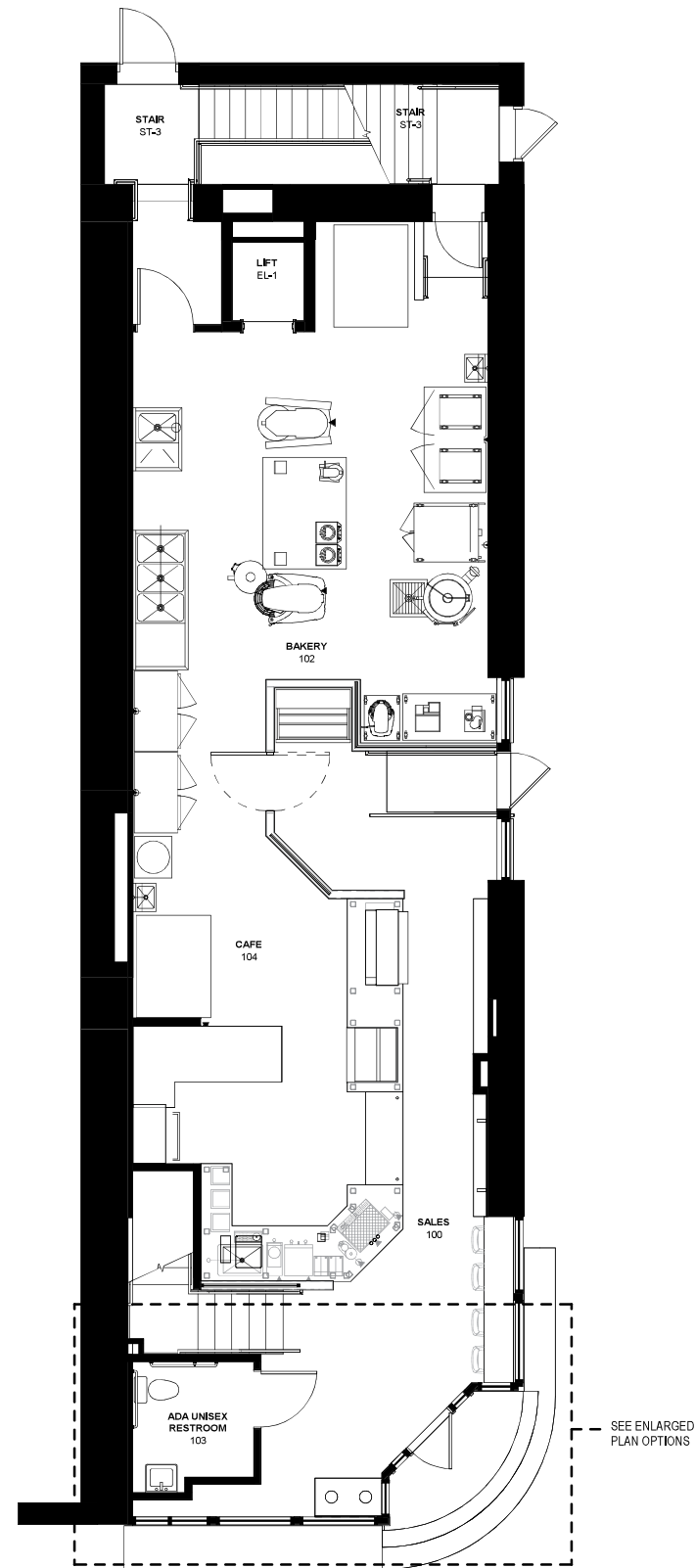


BACK CORNER VIEW BEFORE CONSTRUCTION

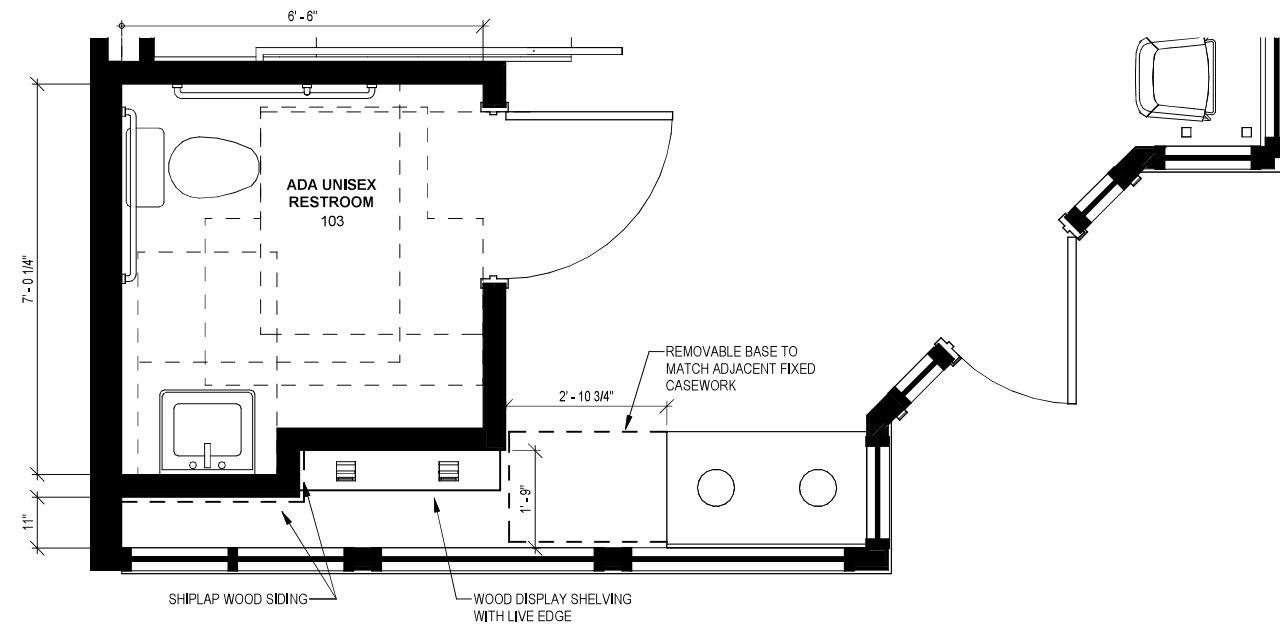


BACK CORNER VIEW AS OF AUGUST, 2024

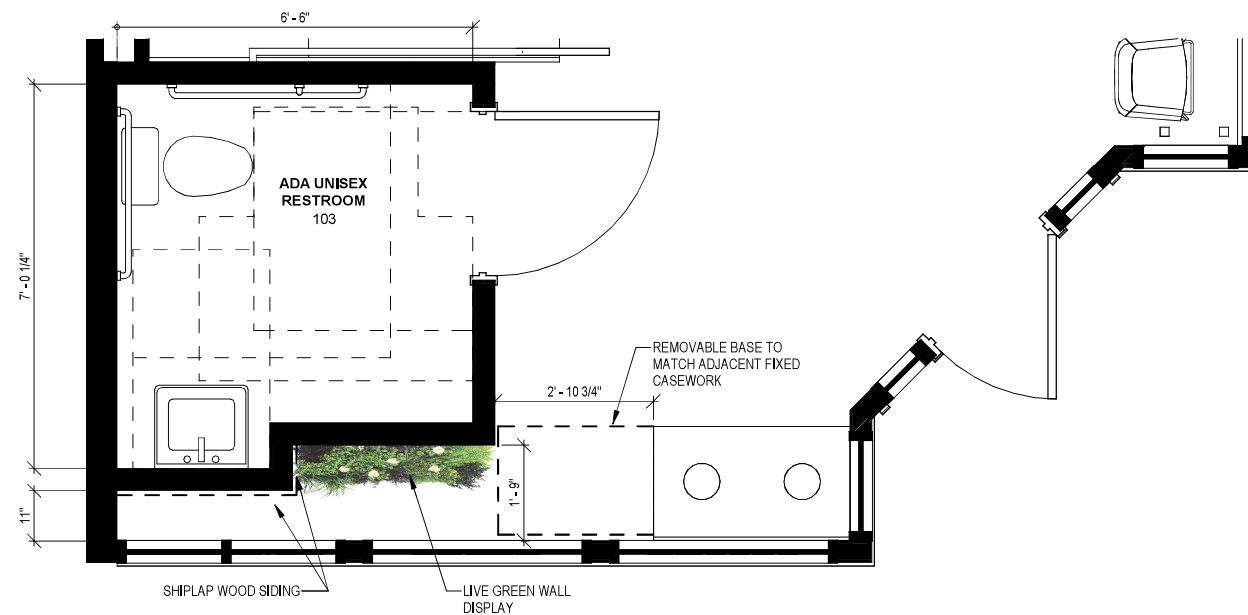
PREVIOUSLY APPROVED AND PROPOSED REVISIONS



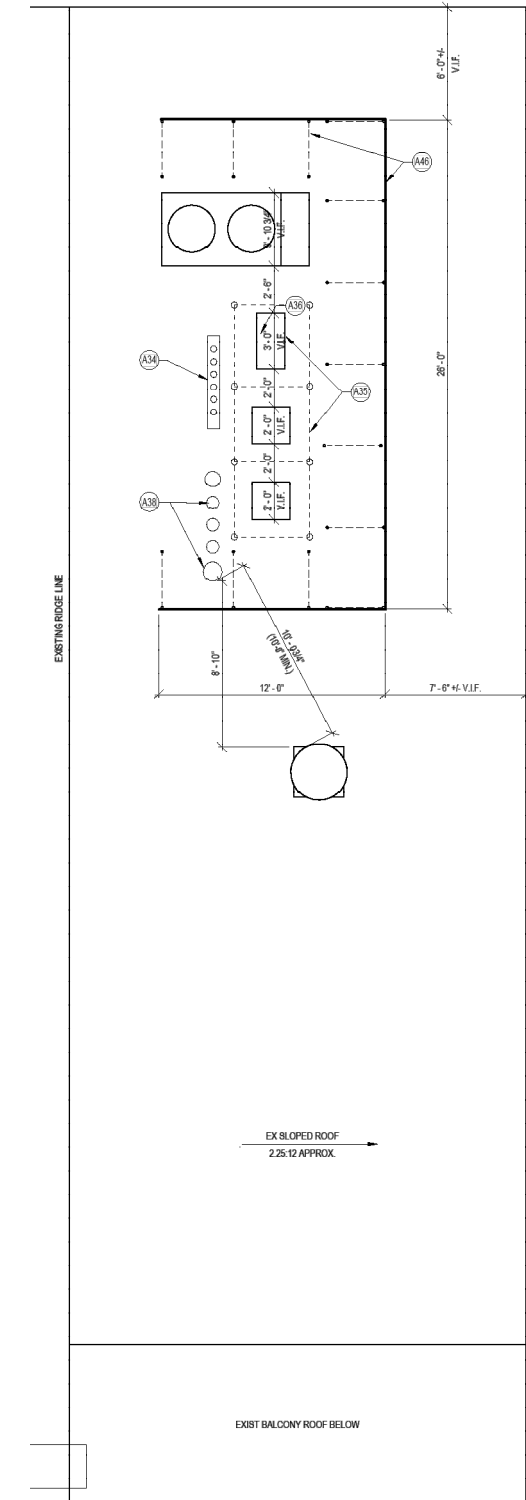
FIRST FLOOR



ENLARGED BATHROOM PLAN & STOREFRONT DISPLAY - OPTION 'A'



ENLARGED BATHROOM PLAN & STOREFRONT DISPLAY - OPTION 'B'



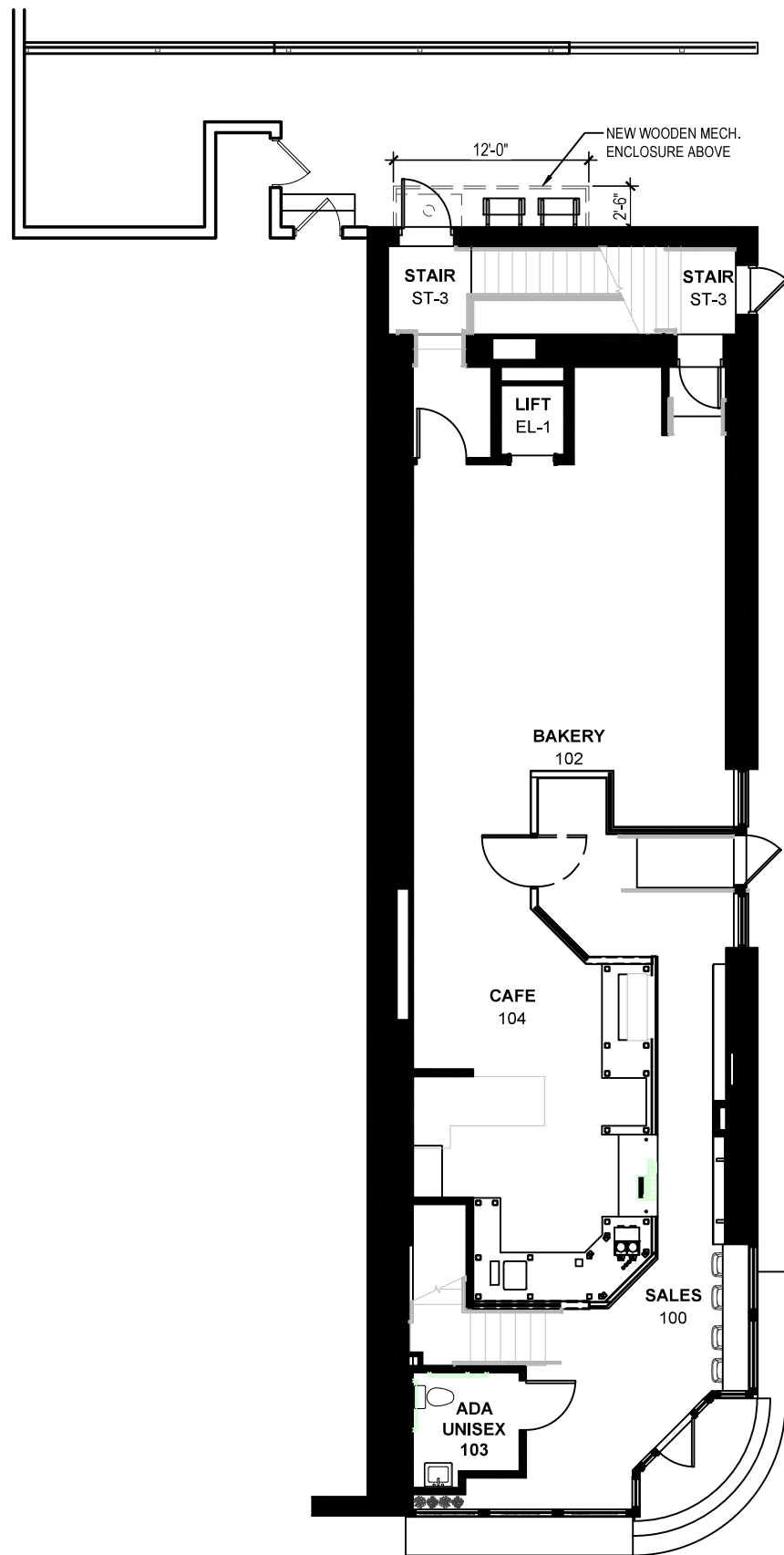
ROOF

ORIGINAL PROPOSED LAYOUTS

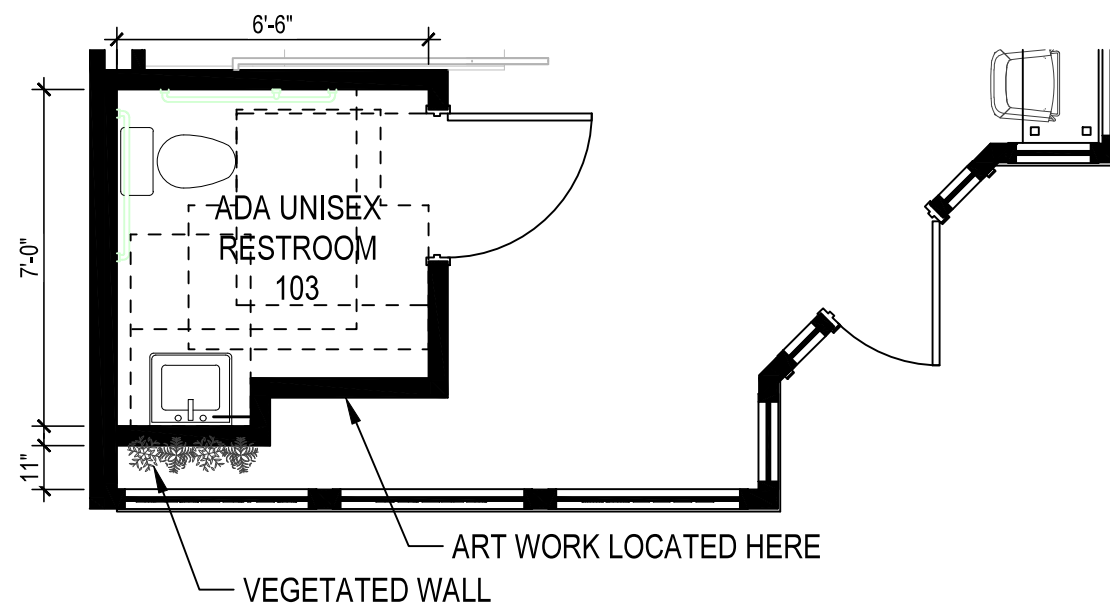
SEILER + DRURY
ARCHITECTURE

FLOOR PLANS
FROM ORIGINAL SUBMISSION

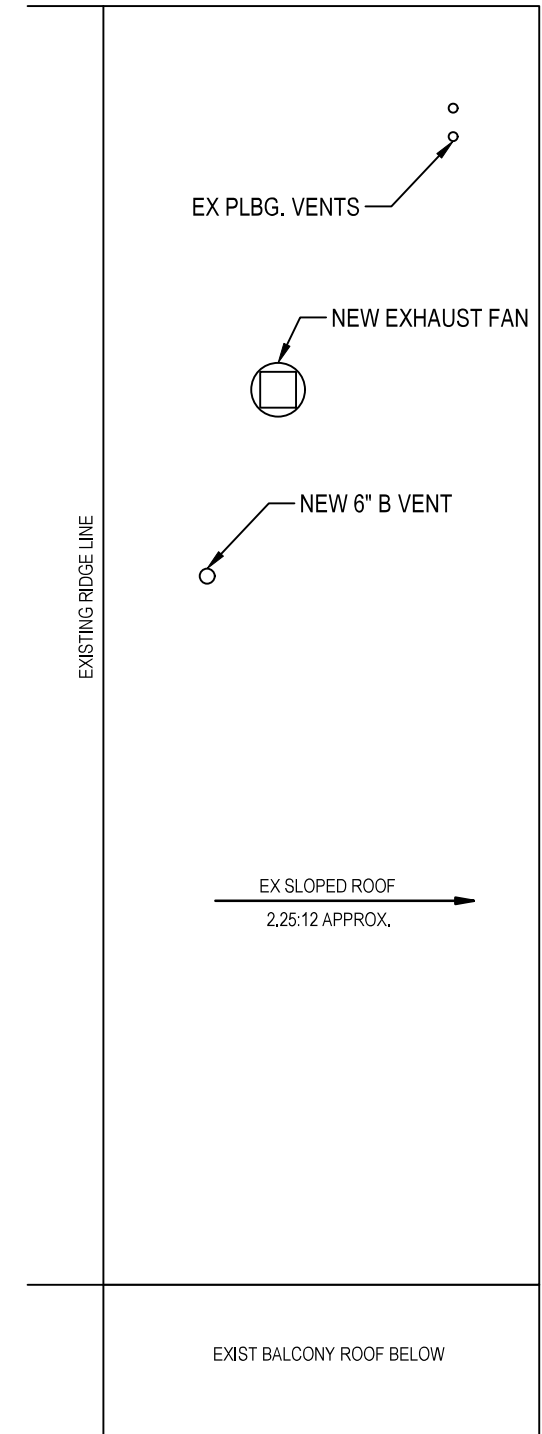
JANUARY 03, 2023
© SEILER + DRURY ARCHITECTURE



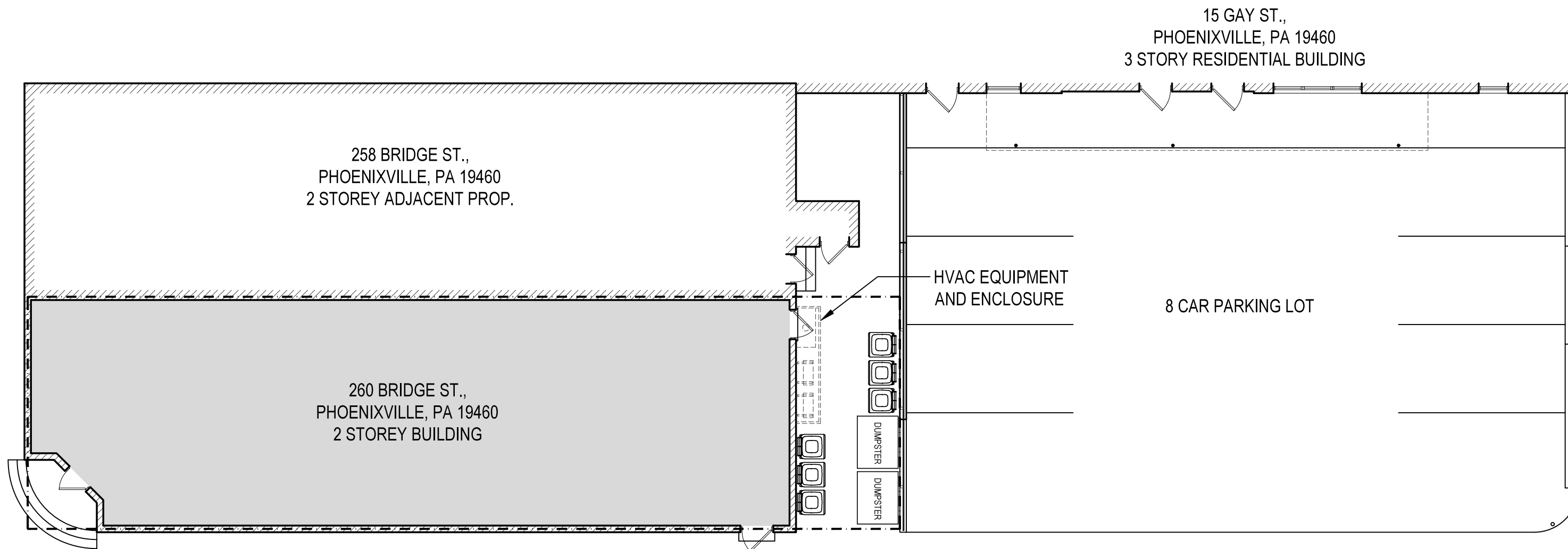
FIRST FLOOR PLAN



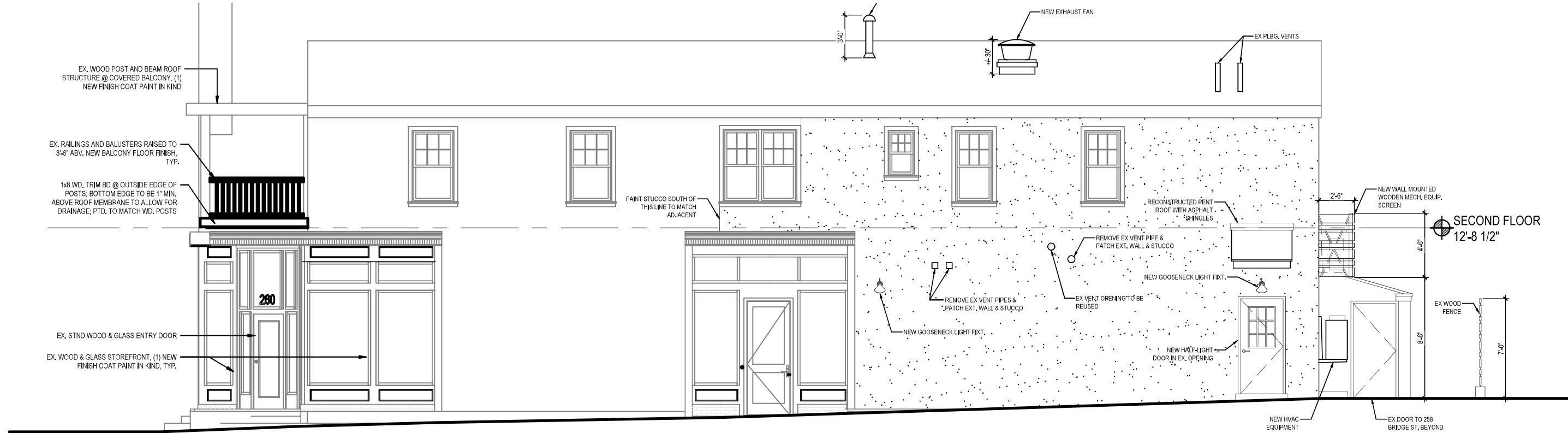
ADA BATHROOM DETAIL PLAN



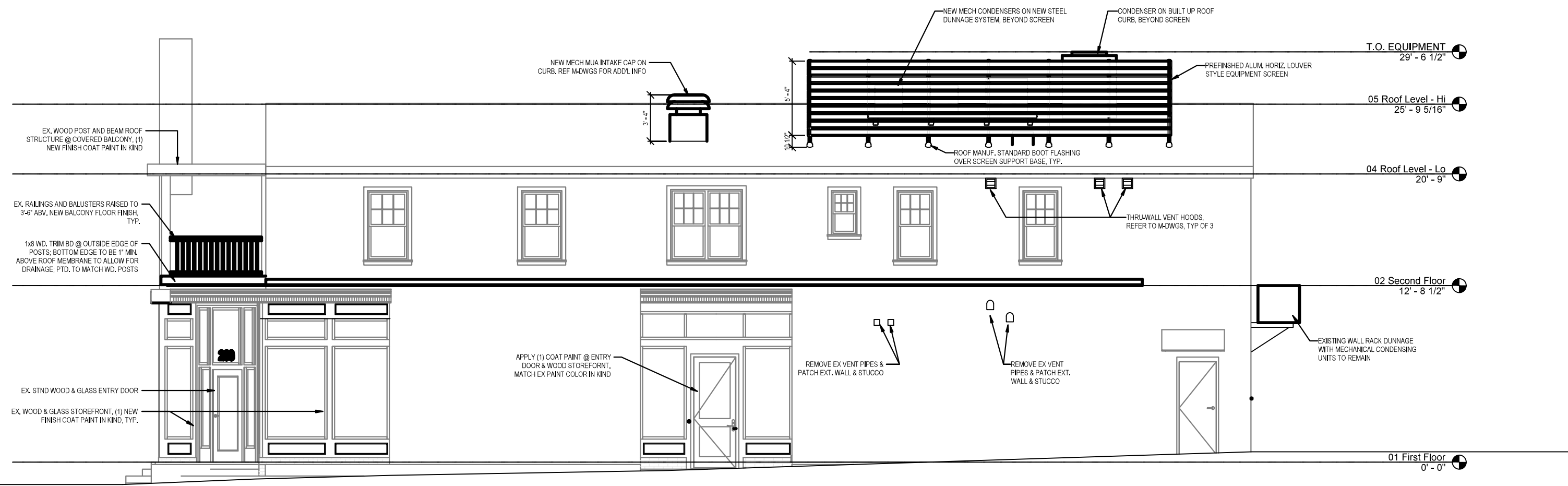
ROOF PLAN



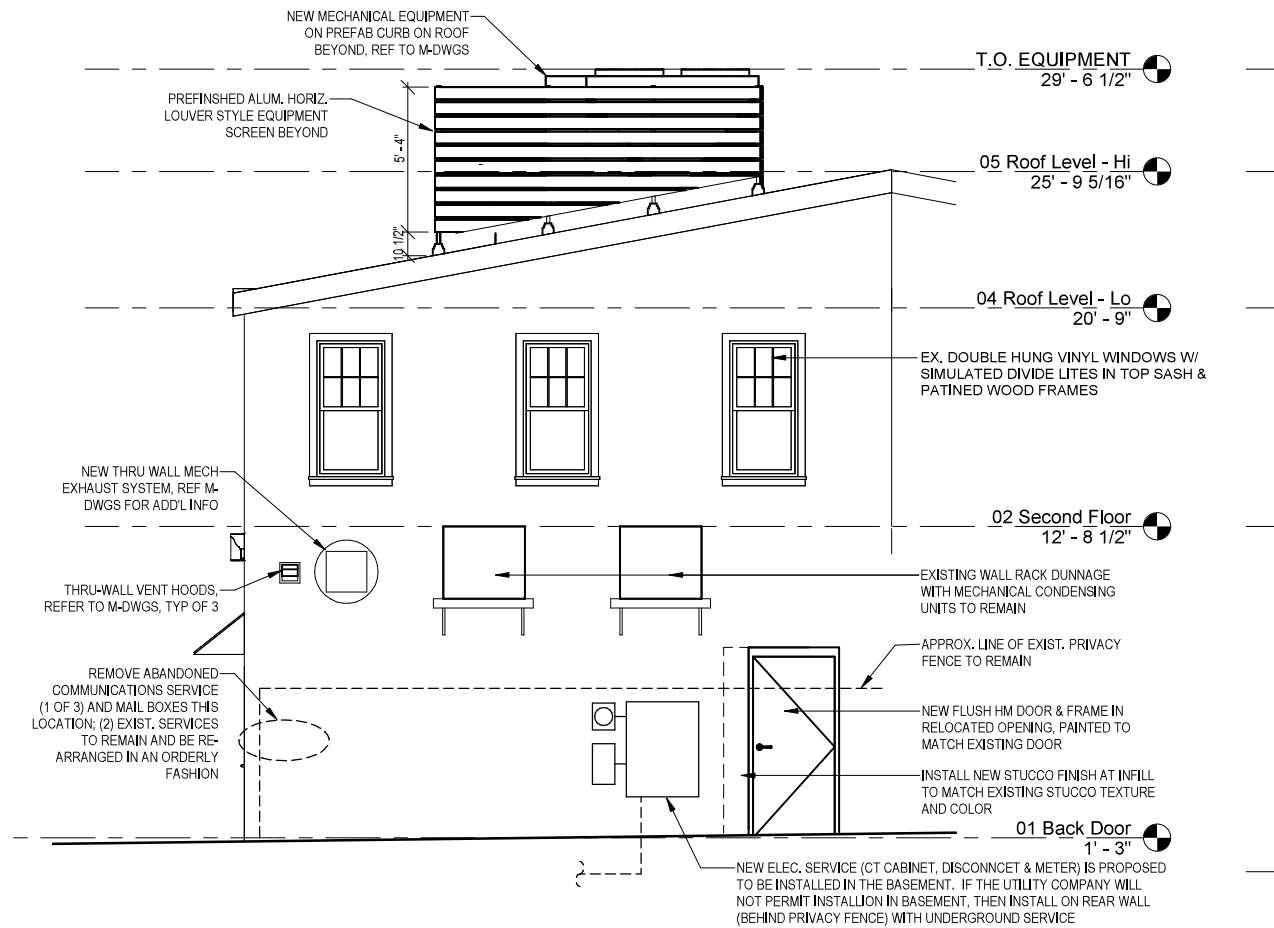
REVISED PROPOSAL



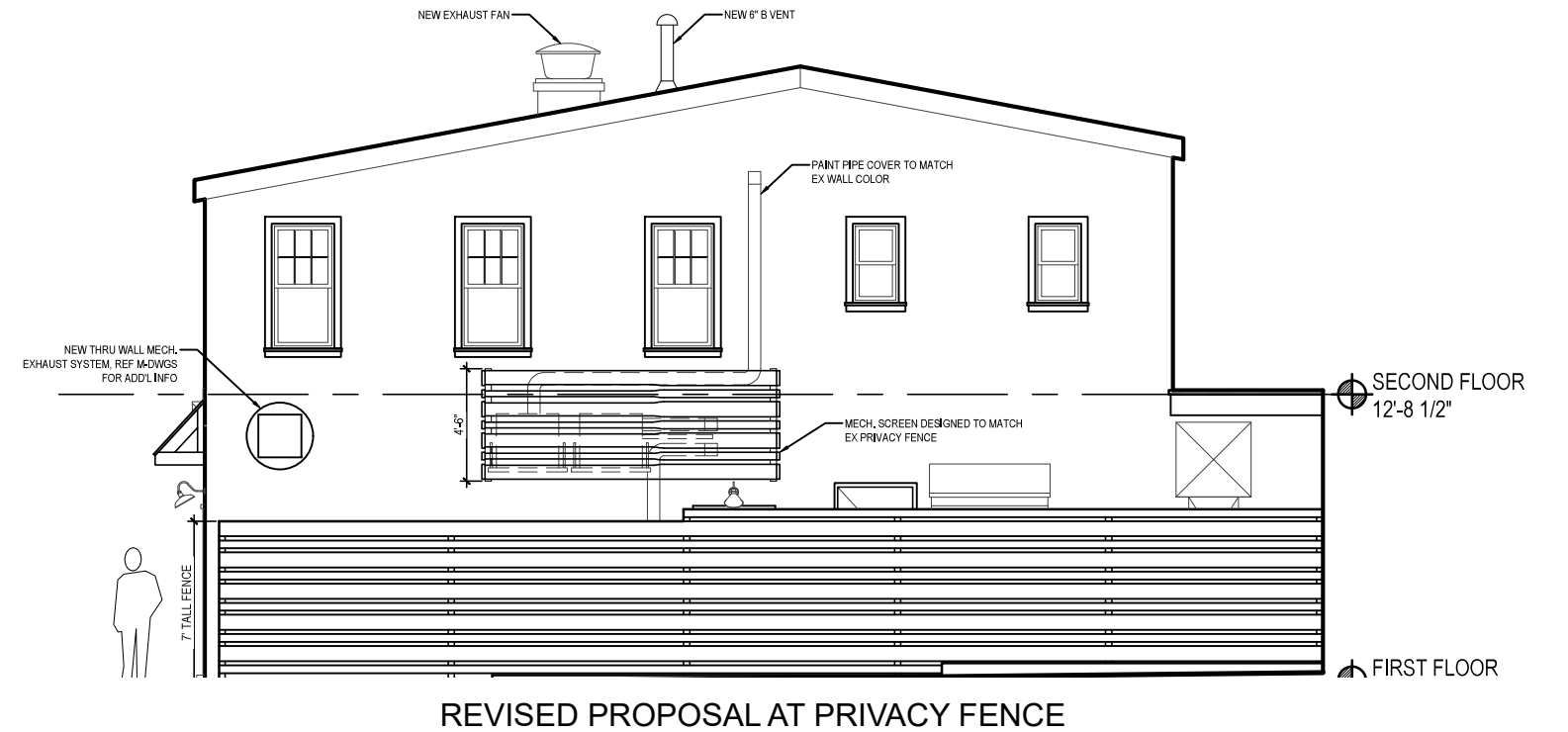
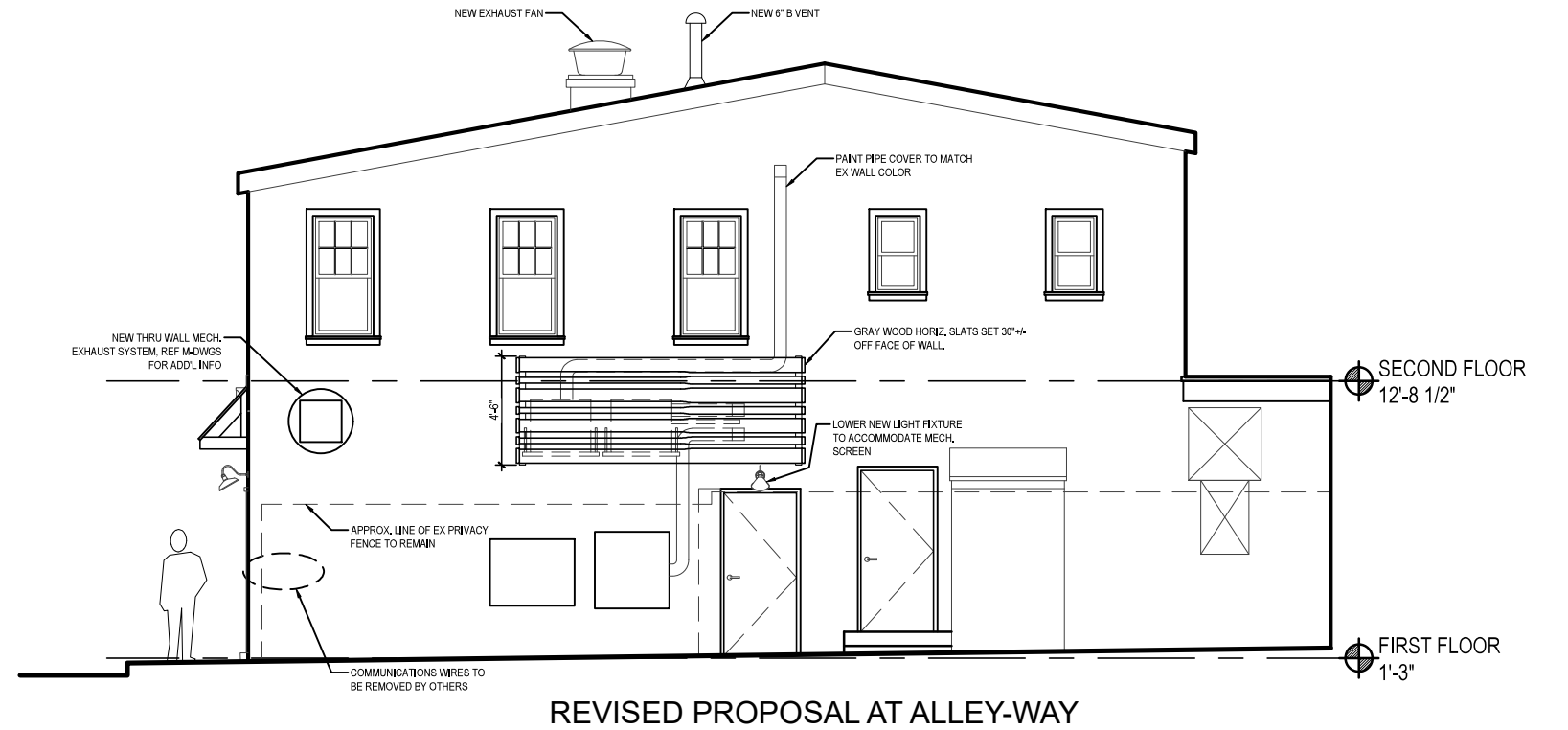
REVISED PROPOSAL



ORIGINAL PROPOSAL



ORIGINAL PROPOSAL



REAR ELEVATION - SOUTH

SEILER + DRURY
ARCHITECTURE

EXTERIOR ELEVATIONS

SEPTEMBER 09, 2024
© SEILER + DRURY ARCHITECTURE

8/22/2024

Borough of Phoenixville
Council, Authorities, Bureaus, Commissions, and Agencies

Planning Commission - 4 Year Term	Appointed	Reappointed	Term Expiration
Josh Gould	March 12, 2024		March 31, 2028
Raffaello DiNapoli	February 14, 2017	April 13, 2021	March 31, 2025
Amanda Irwin	March 12, 2024		March 31, 2028
Catherine Bianco - Vice Chairperson	March 9, 2021		March 31, 2025
Joseph Sikora	March 8, 2022		March 31, 2026
Thomas Carnevale - Chairperson	April 12, 2011	March 8, 2022	March 31, 2026
Kevin Dwyer	January 10, 2023		March 31, 2027
Brian Moore - Council Liaison			N/A

Zoning Hearing Board - 5 Year Term	Appointed	Reappointed	Term Expiration
Jonathan Steitzer	February 14, 2023		January 31, 2028
David Petty	October 10, 2023	January 9, 2024	January 31, 2029
Maureen Ahearn	February 11, 2020		January 31, 2025
Bryan Emmanuel - Chairperson	April 10, 2018	January 12, 2021	January 31, 2026
Carolyn Treglia	April 9, 2024		January 31, 2027

Recreation Board - 4 YR Term	Appointed	Reappointed	Term Expiration
Kathy Gill	May 10, 2016	April 9, 2024	April 30, 2028
Andrew Hungerbuhler	April 9, 2024		April 30, 2028
Ed Lantzy	January 1, 2006	May 11, 2021	April 30, 2025
Frank Markey	May 9, 2023		April 30, 2025
Janet Hunter	January 1, 2008	April 12, 2022	April 30, 2026
Allison Peffle	May 11, 2021	April 12, 2022	April 30, 2026
Dave Gill - Chairperson	May 10, 2010	March 14, 2023	April 30, 2027
Dana Dugan - Council Liaison	April 27, 2010		N/A

HARB - 4 Year Term	Appointed	Reappointed	Term Expiration
Brian Slater - Chairperson - Real Estate	September 11, 2007	August 13, 2024	August 31, 2028
William Felton - Contractor	August 13, 2013	August 11, 2021	August 31, 2025
Jon Ichter	November 14, 2023		August 31, 2025
Joel Bartlett - Architect		August 8, 2023	August 31, 2027
Joseph Sikora - Planning Comm	January 12, 2023		March 31, 2026
Matthew McCloskey - BCO	September 12, 2023		N/A
Dana Dugan - Borough Council			N/A

Borough Council - 4 Year Term	Appointed	Reappointed	Term Expiration
Beth Burckley - Vice President	January 2, 2018	January 3, 2022	January 5, 2026
James Carminito	January 3, 2022		January 5, 2026
Dana Dugan	January 4, 2010	January 3, 2022	January 5, 2026
Jonathan Ewald - President	January 4, 2016	January 2, 2024	January 3, 2028
Richard Kirkner	January 2, 2018	January 3, 2022	January 5, 2026
Brian Moore - Assistant Secretary	January 6, 2020	January 2, 2024	January 3, 2028
David Strenfel	January 2, 2024		January 3, 2028
Brian Weiss	January 6, 2020	January 2, 2024	January 3, 2028
Peter Urscheler - Mayor	January 2, 2018	January 3, 2022	January 3, 2026

Civil Service Commission - 6 YR Term	Appointed	Reappointed	Term Expiration
Mari Wineburg - Chairperson	September 14, 2021	August 8, 2023	January 31, 2028
Amara Thornton-Brown - Vice Chair	July 14, 2020	January 9, 2024	January 31, 2030
Beth Burckley	December 12, 2023		January 5, 2026
Alternate - J. D. Maloney	March 12, 2024		January 31, 2027
Alternate - Vacant			January 31, 2029

Tree Advisory - 5 Year Term	Appointed	Reappointed	Term Expiration
Jane Dugdale	March 14, 2023		June 30, 2025
Susan Di Cerchio - Chairperson	July 12, 2022		June 30, 2027
Randall Morin	April 27, 2010	May 14, 2024	June 30, 2029
Justin Gordon	August 13, 2024		June 30, 2028
Mary Foote	July 9, 2019		June 30, 2026
James Carminito - Council Liaison			N/A

Human Relations - 3 Year Term	Appointed	Reappointed	Term Expiration
			March 31, 2026
Shawn Cephas	April 9, 2024		March 31, 2026
Heather Bird - Chairperson	January 12, 2021	March 8, 2022	March 31, 2025
Rev. Lee Paczulla	March 8, 2022		March 31, 2025
Susmita Sukla	January 9, 2024		March 31, 2027
Beth Burckley - Council Liaison			N/A

Other Appointments	Appointed	Reappointed	Term Expires
Emergency Management Coordinator			
Karin Williams	January 1, 2015		N/A
Vacancy Board Chairman			
Leo Scoda	February 9, 2021	January 2, 2024	December 31, 2024

Personnel and Public Safety Committee Meeting

Tuesday, September 3, 2024

6:00 pm

MINUTES

Committee: Chairperson, Ms. Burckley, Mr. Strenfel, and Mr. Weiss

Mayor Urscheler

Staff: Mr. Krack, Ms. Getzfread, Chief Marshall, Chief Brazunas, and Ms. Donato (as needed). Deputy Chief Dixon – TowerDIRECT

I. Call to Order at 6:12 pm

II. Public Participation on Non-Agenda Items.

There was no public participation.

III. Committee Member Updates/Discussions.

Ms. Burckley stated that she has had several reported concerns regarding pedestrian safety at various intersection but most specifically at Bridge and Starr and Bridge and Main.

Mr. Krack reported the intersection of Bridge and Starr is in the stage of finalizing plans to PennDOT and that Staff has asked that an “all stop” be included in the signal design which would allow all traffic to stop and provide a safer crossing opportunity for pedestrians. He stated this topic has been broached with PennDOT before and did not receive a favorable response. Staff is hoping that by including it in the overall design, it might get a better safety review. Should that occur, then that would give Staff the opportunity to submit a second recommendation for Bridge and Main Street. He anticipates the final design should be approved by the end of the year.

Mr. Weiss asked a similar question with regard to the intersection of Bridge and Wheatland.

Mr. Krack reported that in a somewhat similar instance, the Steelworks Project is going through design review with PennDOT and their response has been to located a crosswalk closer to Buchanan Street. Staff will continue to monitor the PennDOT safety reviews.

IV. New Business

A. Review Monthly Fire and Ambulance Reports.

Ms. Burckley noted receipt of the various reports and asked whether there were any questions or additional information to be provided. There were none.

B. Consider request from Will Davis for appointment to the Human Relations Commission for the open vacancy with term expiring March 31, 2026.

C. Consider request from Kevin Zwick for appointment to the Human Relations Commission for the open vacancy with term expiring March 31, 2026.

Ms. Burckley asked each person to provide background on why they were interested in applying for the HRC Board.

Mr. Weiss made a Motion to recommend Borough Council appoint Kevin Zwick to the HRC Board. Seconded by Mr. Strenfel. Motion passed 3-0.

Ms. Burckley made a Motion to recommend Borough Council appoint Will Davis to the HRC Board. Seconded by Mr. Strenfel.

Mr. Strenfel questioned why the committee would nominate two persons for the single opening.

Mr. Davis stated that since the committee already nominated Mr. Zwick, he would pull his application and look at other opportunities.

Ms. Burckley rescinded her motion as did Mr. Strenfel his second.

- D. Call for Residents interested in being appointed to various Boards and Commissions. Current vacancies exist on the, Civil Service Commission, Human Relations Commission, and Tree Advisory Commission.

- E. Discussion regarding National Night Out.

Chief Marshall provided background on National Night Out and how difficult it has been to get participation when so many other municipalities are all doing the same thing. He recommended the Borough consider an Annual First Responders event on a different date to allow for more participation and recognition.

Staff will discuss internally and bring a recommendation to the next committee meeting.

- F. Discussion regarding Fillmore Village/Renaissance Academy traffic.

Chief Marshall reported that his department began issuing citations for violations along Fillmore Street in response to the lack of support from Renaissance Academy Staff. His department will monitor for effectiveness over the next several weeks.

V. Old Business

- A. PXV Inside Out. Nothing new to report.
- B. Emergency Management. Nothing new to report.
- C. Community Policing. Nothing new to report.
- D. Retention/Recruitment Update

Mr. Krack stated staff was prepared to discuss in Executive Session after adjournment.

VI. Public Participation No public participation.

VII. Adjournment at 6:55 pm by Mr. Strenfel.

Next Meeting Date: Tuesday, October 1, 2024 at 6:00 pm

Parks and Recreation Committee Meeting
Tuesday, August 20, 2024
6:00 pm

MINUTES

Committee: Chairperson, Mr. Moore, Ms. Burckley, Ms. Dugan, and Mr. Weiss

Public Members: Janet Hunter

Staff: Mr. Krack, Ms. Gibbons, Ms. Getzfread, Ms. Strunk, and Mr. Watson

I. Call to Order at 6:01pm. Ms. Burckley arrived 6:06pm.

II. Public Participation on Non-Agenda Items

Ms. Francis spoke about over growth of bush at Pat Nattle Field next to residence on 210 Fillmore Street. Ms. Francis stated this bush makes it difficult to see out when pulling out of their driveway.

Mr. Moore asked staff to look into the over growth at that location

III. Presentations

No Presentations.

IV. Committee Member Updates/Discussions

Ms. Gibbons reported the Bocce ball and horseshoe courts project is complete. She reported that the basketball court project at Cascaden Park was also complete. Ms. Gibbons reported that Eagle Scout Connor Heil completed a project moving the 13th hole for the Borough's Disk golf course to make it a safer hole to use. Ms. Gibbons reminded everyone that Fall Fest is October 26, 2024 at the Recreation Center.

Mr. Moore asked if the Borough removes snow on the Schuylkill River Trail during the winter. Ms. Getzfread stated that we do not remove snow as people like to use the trail during the winter for activities like cross country skiing.

V. New Business

A. Motion to recommend Borough Council approve a Temporary Community Event Application for the Shoes 'N Brews 16.2 Mile Running Event using the Schuylkill River Trail under the Veteran's Memorial Gay Street Bridge on Sunday, October 6, 2024 from 9:30 am to 12:00 noon. Conditioned upon receipt of valid Certificate of Insurance naming Borough as Additional Insured.

Mr. Weiss made a Motion to recommend Council approve the TCE as presented.
Seconded by Ms. Burckley. Motion passes 4-0.

B. Update on MDM Preserve and Taylor Street Park.

Ms. Getzfread stated there are numerous steps for this project, Borough Council

accepted these parcels at their July Council meeting. Staff is currently working with the Borough Solicitor and the Borough Engineer on the next step which could include determining possible consolidation of the various parcels, vacating certain streets, and potential reorientation of the existing facilities at the park.

Mr. Vail stated that Mr. Krack has been communicating with them about this project and hope to continue that communication going forward.

Ms. Getzfread stated these projects take time but this will be an ongoing topic on the Agenda so the Committee and public are aware of the progress.

C. Reservoir Park Trail Connection.

Ms. Getzfread presented a new trail/pathway connection project that would connect Dayton Street to the Pavilion at Reservoir Park then to the Parking Lot at Reservoir Park. This project would include the creation of a 6-foot-wide pathway and there would also be the installation of trees in certain areas to create a natural barrier between the pathway and the homes there.

Mr. Moore asked whether this be paved. Mr. Watson responded that this would be similar to the trail/pathway that the Borough installed on Fillmore Street to connect to Reservoir park by the community garden.

Mr. Weiss and Ms. Burckley both spoke about the neighbors and what their thoughts may be to this project.

Discussion was then had about how some of those neighbors are using Borough Property as their own and this is a way to create delineation between their property and the Borough's property.

Ms. Dugan asked if staff can present what the cost of this project is at the next meeting so the committee can have further discussion.

D. Discussion Holiday Events.

Ms. Getzfread described the plan for the 2024 holiday tree lighting and Santa visits. Phoenixville First is looking to have at the first weekend of December in conjunction with First Friday to have Holiday activities all weekend long with visits from Santa and Mrs. Claus and other activities.

Mr. Weiss stated that maybe an organization like the Chamber can take over the responsibility on doing the Santa visits.

Mr. Moore asked if that is something Phoenixville First does.

Ms. Burckley explained that this is a Phoenixville First responsibility and the

Chamber is a part of Phoenixville First as well as the Borough.

Ms. Burckley stated that Phoenixville First has and will continue to work and welcome other organizations throughout the Borough to help incorporate their holiday traditions activities in conjunction with this weekend celebration.

VI. Public Participation

No Public Participation.

VII. Adjournment at 6:44pm by Mr. Weiss.

Next Meeting Date: Tuesday, September 17, 2024 at 6:00 pm.

**Policy Committee Meeting
Tuesday, August 27, 2024
7:00 pm**

MINUTES

Committee: Chairperson, Mr. Carminito, Mr. Ewald, Mr. Kirkner, and Mr. Strenfel
Staff: Mr. Krack and Mr. Boelker

I. Call to Order at 7:00 pm

II. Public Participation on Non-Agenda Items

There was no public participation.

III. Committee Member Updates/Discussions

There were no updates or discussion.

IV. New Business

A. Motion to recommend Borough Council schedule and advertise an ordinance amendment to Chapter 15 “Motor Vehicles”.

Mr. Krack stated that this was not the ordinance that was supposed to be in the packet and therefore this item will be brought back next month.

B. Motion to Approve/Deny the request for a “Stop Sign” on Gay Street at First Avenue. Police Department and Staff recommends denial based on the request not being warranted.

Mr. Krack stated this has been brought before the Committee over a half dozen times and nothing has changed. The intersection does not warrant stop signs at this time. The Committee recognizes that Staff is working towards removing the traffic signals at Washington and Gay and replace with stop signs. Committee recommends waiting until the new stop signs are up to determine their impact.

Mr. Kirkner made a Motion to deny the request. Seconded by Mr. Strenfel. Motion passed 4-0.

C. Motion to recommend Borough Council schedule and advertise an ordinance amendment to Chapter 10, “Health and Safety” by adding a new Part 6 “Bamboo”

Committee discussed whether there could be an inclusion that requires removal of bamboo upon the sale or transfer of the property as this would eventually

eliminate existing locations over time. Staff will look into the options and bring the proposed amendment back at the next meeting.

D. Discussion regarding Bamboo and invasive species.

Committee discussed whether this was necessary in the Borough and determined that it was not.

E. Motion to recommend Borough Council schedule and advertise an Ordinance amending Chapter 13, "Licenses," "Part 7 "Peddlers, Transient Retailers, Handbills, Advertising, and Banners."

https://www.hatfield.org/departments/police/_do_not_knock_registration

Mr. Ewald made a Motion to recommend. Seconded by Mr. Kirkner. Motion passed 4-0.

V. Old Business

A. Enforcement of bans on reproductive health services.

B. Parking

Nothing new to report.

VI. Public Participation.

Mr. Saneck questioned why Borough owned properties on Franklin Avenue were being looked at for development.

VII Adjournment at 7:35 pm by Mr. Ewald

Next Meeting Date: Tuesday, September 24, 2024 at 7:00 pm.

**INFRASTRUCTURE, TECHNOLOGY, TRANSPORTATION,
AND SUSTAINABILITY (ITTS)
COMMITTEE MEETING
Tuesday, August 20, 2024
7:00 PM**

MINUTES

Committee: Chairperson, Mr. Weiss, Ms. Burckley, Mr. Moore, and Mr. Strenfel
Staff: Mr. Krack, Mr. Watson, and Ms. Getzfread

I. Call to Order at 7:01pm.

II. Public Participation on Non-Agenda Items

David Lutzker representing the Green Earth Festival asked for Borough participation at the festival.

Jamie Schaffer of Hall St. came to talk about the lack of parking in that area as most the places her and her neighbors we able to park are no longer available. She asked if taking the side walk out and creating more parking space was an option

III. Committee Member Updates/Discussions

Mr. Strenfel asked staff why the light at Starr and Bridge Street is kept on during the closure. Mr. Watson responded it was because that allows for pedestrians to cross safely at the light.

IV. New Business

A. Discussion regarding Borough Properties and Workforce Housing - Chris Wiseman – Habitat for Humanity of Chester County and Jonathan Capeci – Petra Community Housing.

Mr. Capeci of Petra housing and Mr. Leonard of Habitat for Humanity of Chester County talked through what the mission of Habitat for Humanity and Petra Housing is and what their relationship is with the Council on Affordable housing. Both spoke about Borough properties that would ideal for their mission to build affordable housing.

In discussion of the options of properties, Mr. Strenfel voiced his opposition to creating affordable housing at 419 High Street as that neighborhood uses that as parking. He stated he was all for creating affordable housing. There was discussion between Ms. Burckley, Mr. Moore and Mr. Strenfel regarding whether the Borough should make that an official lot of the Borough.

The Committee also discussed the property of 502 Franklin Avenue as an option for affordable housing and Mr. Weiss asked if that was the only entrance into Franklin Commons. It was then shown on the screen that it was not.

The committee asked staff and Mr. Capeci and Mr. Leonard to come back with a list of 3 to 4 properties to discuss at one of their future meetings.

B. RRFB at Starr Street and Second Avenue.

Mr. Wiser spoke about how this intersection and how a pedestrian flashing signal at this intersection is needed. He and his neighbors have had very close calls with vehicles not yielding to pedestrians. He stated he called PennDOT and spoke to someone who said that it

is a possibility to have a pedestrian crossing signal but it is something that would not be a direct cost to PennDOT. Mr. Watson spoke about how we asked before for Pedestrian crossing signal on this other PennDOT roads and at the time PennDOT was not in favor of them.

Ms. Getzfread stated that to find funding for a pedestrian crossing signal, it usually needs more than one location and if the committee would like staff can work with the Borough's engineer to identify and get pricing on those Pedestrian crossing signals staff can do so.

Mr. Weiss asked staff to reach out to PennDOT to see if they would even allow a Pedestrian Crossing Signal at that location.

V. Infrastructure

A. Engineering Reports (Jan, Apr, **Jul**, Oct)

No action to report this month.

B. Stormwater Management

No action to report at this time.

C. The Phoenix Wheel

Ms. Getzfread provided an updated on the status of the project. Staff will continue to keep the SRHC Board apprised of status.

C. WWTP-WTP Recirculation

No action to report this month.

VI. Transportation

A. Bridge and Starr Street

B. Paradise Street – Phase 2

C. Hall Street

D. Mowere Road

E. French Creek Trail

F. Pedestrian Bridge

G. Train Station

H. Walkability

I. Parking Study Update

J. Gay and Washington Traffic Signal

K. Safe Streets and Roads for All (SS4A) Regional Grant Application

Ms. Getzfread provided an update on Bridge and Starr intersection stated the Borough was Awarded a PennDOT MTF Grant in the amount of \$900,000.

Mr. Watson stated work has started on Mowere Road and there will be a complete closure of Mowere Road for one week starting on August 23rd.

Mr. Moore asked about the information in the packet about parking at 177 Church Street and the cost of those options. Ms. Getzfread briefly went through the options. Ms. Burckley stated

it

that is was good to have realistic numbers of what the cost is for that location.

Ms. Getzfread provided background on the Safe Streets and Roads for All Regional Application.

Mr. Moore made a motion to authorize the Borough to be a part of this application. Seconded by Ms. Burckley. Motion passed 4-0.

Ms. Getzfread stated there were no more updates to report at this time for the remaining items.

VII. Sustainability

A. PXVNEO

No action to report at this time.

B. Municipal Building Solar Installation

No action to report at this time.

VIII. Technology Updates

A. Monthly Reports

Mr. Weiss noted the reports were in the packet and asked if there were any questions. There were none.

IX. Public Participation

Mr. Saneck stated he does not like the idea of creating affordable housing at 502 Franklin Avenue nor the idea of taking parking away at 419 High Street for affordable housing.

X. Adjournment at 8:38 pm by Ms. Burckley.

Next Meeting Date: Tuesday, September 17, 2024 at 7:00 pm.

FINANCE COMMITTEE MEETING
Tuesday, August 27, 2024
6:00 pm

MINUTES

Committee: Chairperson Ms. Dugan, Mr. Carminito, Mr. Ewald, and Mr. Kirkner

Staff: Mr. Krack, Ms. Getzfread, Ms. Koza-Lubinsky, Ms. Donato, and Ms. Niemczuk

I. Call to Order at 6:00 pm.

II. Public Participation on Non-Agenda Items

There was no public participation.

III. Committee Member Updates/Discussions

There were no updates or discussions.

IV. New Business

A. Motion to recommend Borough Council approve the 2024 Pre-Paid dated 7/1/2024 - 7/31/2024 in the amount of \$1,423,457.68.

Mr. Carminito made a Motion to recommend approval. Seconded by Mr. Kirkner. Motion passed 4-0.

B. Motion to recommend Borough Council approve the 2024 Pre-Paid Credit Card Statement dated 7/1/2024 - 7/31/2024 in the amount of \$99,985.42.

Mr. Kirkner made a Motion to recommend approval. Seconded by Mr. Carminito. Motion passed 4-0.

C. Motion to recommend Borough Council approve the 2024 Pre-Paid ACH dated 7/31/2024 in the amount of \$38,233.17.

Mr. Kirkner made a Motion to recommend approval. Seconded by Mr. Ewald. Motion passed 4-0.

D. Motion to recommend Borough Council approve Budget Increase 2024-10 from Parks Capital Improvement Plan in the amount of \$15,000 to Parks (Reeves Park PCIP) for security cameras at Reeves Park Pavilion.

Mr. Kirkner made a Motion to recommend approval. Seconded by Mr. Ewald. Motion passed 4-0.

- E. Motion to recommend Borough Council approve Budget Increase 2024-12 from General Fund Balance in the amount of \$2,659.00 to Capital (Stump Grinder) for additional funds needed to purchase the stump grinder.

Mr. Carminito made a Motion to recommend approval. Seconded by Mr. Kirkner. Motion passed 4-0.

V. Public Participation

There was no public participation.

VI. Adjournment at 6:09 pm by Mr. Kirkner.

Next Meeting Date: Tuesday, September 24, 2024 at **5:30 pm**