

Phoenixville Planning Commission

AGENDA

Thursday, November 14, 2024

6:00 PM

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes
 - A. September 12, 2024
 - B. October 10, 2024
- V. Updates / Correspondence
 - A. Upper Providence Comprehensive Plan: The Upper Providence Planning Commission has recently completed a draft of a *Comprehensive Plan Update for Preservation and Redevelopment of The Township of Upper Providence*. As a neighboring municipality and in accordance with Municipalities Planning Code (MPC) § 301.(c) and § 302.(a) the Township is distributing this draft to Phoenixville Borough for review and comment, to be received by November 18, 2024.
- VI. Public Comment
- VII. Old Business
 - A. 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 a stormwater management facilities.
- VIII. New Business
 - A. 2024-06 - Christman Street SDDL – Providence Capital Group - 15-5-336, 15-5-338: The plan proposes to subdivide two (2) existing lots into five (5) lots. Lot 1 will retain the existing 2-unit dwelling and lots 2-4 will each be improved with a 2-unit duplex, parking, site improvements and stormwater management facilities.
 - B. 2024-07 - Spotless Carwash - Flagship Pennsylvania Propco, LLC - 200 Kimberton Road - 15-7-2: The plan and application propose the reuse of the former retail drug store, by converting it into a full-service, drive-through car wash development with thirteen (13) exterior vacuum spaces, associated site improvements and stormwater management accommodations.
- IX. Review of Project Dates

- X. Review of Zoning Ordinance
- XI. Committee Member Updates/Discussions
- XII. Adjournment