Phoenixville Planning Commission

MINUTES

Thursday – September 12, 2024

6:00 PM

I. Call to Order
   a. 6:01PM

II. Pledge of Allegiance
   a. Complete

III. Roll Call
   a. Present
      1. Tom Carnevale
      2. Catherine Bianco
      3. Josh Gould
      4. Joe Sikora
      5. Raffaello Di Napoli

      Borough Council Liaison Brian Moore
      Solicitor Scott Denlinger
      Engineer Owen Hyne
      Land Planner Adrianne Blank
      Manager Jean Krack
      Planning Director Dave Boelker
   b. Excused
      1. Kevin Dwyer
      2. Amanda Irwin
   c. Absent

IV. Approval of Minutes
   a. July 11, 2024

      Motion to approve as submitted by Sikora.
      Seconded by Bianco.
      Motion carried 5-0.

V. Updates / Correspondence
   a. Trieste Communication

VI. Public Participation
   a. None

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.

Carnevale stepped down as chair with a conflict of interest, turning the meeting over to Vice Chair Carnevale.

Presenting: Andy Miller, Hopkins and Scott. Miller handed out a last-minute revision that was NOT submitted.

Letters:
RVE:
12 – Parking generation rate differentiation. Will comply, notes included.
27 – Easement has been revised. Will comply.
59 – HOP requirement; it has been submitted to PennDOT. If there is a utility HOP to be files, the Borough will be the applicant.
75 – Max foot candles. Will comply.
85 – Transformer. It has been submitted to PECO to determine the size/mass of what will be needed.
86 – Screening for mechanical. Will comply.

Gould/Hyne – SWM comments. There are still some open items, including concrete dumpster pad and aprons.

Gilmore:
Blank reviewed select comments not already discussed.
Street trees and buffering.
Market Analysis will be revised.
Community and Fiscal Impact Analysis will be provided.
TPZs will be provided and 6' high.
Blank commended the additional screening, supported Hyne's suggestion that sidewalks remain on Milligan.

Gould/Blank/Miller/Moore/Carnevale – Discussed how the building engages with the residential nature of the remainder of the block. Clarified entrances, unit versus main entrance. The redesign does accommodate direct access to Nutt Rd. without having to exit into the parking lot first.

Denlinger – Updated the recent update of the SALDO amendment this past Tuesday. Fiscal and Community are no longer required. Commented on the legal standards of requesting waivers.

Commission Discussion:
DiNapoli/Carnevale/Boelker/Krack – Comments on the Nutt Rd. large tree in front; rendering has some artistic changes versus reality. It is a Borough-regulated tree, and any alterations to it would need to be first cleared by the TAC.
Bianco/Miller – Comments on slight changes in the curbing and parking area to allow for landscaping. Additional comments on planting strip dimensions and a planting strip along the building façade, providing more water infiltration for the purposes of supplying water to the tree.

Bianco suggested minimizing the waivers in the interest of moving forward.

Sikora/Miller – Comments on lighting.

Public Comment:
Greg Shriner – Provided comments about the trees on site, parking supply, making the building smaller to provide more for parking. Suggested that no variances should be provided.

L. Mano – Milligan Street – Provided comments on parking supply in the neighborhood, proposed parking (EV, ADA). Concerns on where the snow on the site will go from the site. Provided comments on the old growth trees.

Kristen Martin – 228 Nutt Rd. – Provided comment on the project not fitting into the neighborhood, and that the apartment building does not fit into the neighborhood. Concerns about traffic, parking, tree conservation, light infiltration, construction impacts, noise issues.

Shawn – 232 Nutt Rd. property manager – Strongly opposes the project, and how the neighborhood, suggested it would reduce property value.

Emmy Neumann – 310 Milligan Street – Provided comments and concerns about the development and taking care of the existing streets and sidewalks.

Valerie Griffith – 335 Morris – Provided comments about being considerate of the existing residents.

DiNapoli made a motion to deny unless the commission receives an extension letter. Gould seconded.
Motion passed 4-0.

VIII. New Business
a. None

IX. Review of Project Dates
a. September 2024 – No action needed.

X. Review of Zoning or SALD Ordinances
a. SALDO Impact Statements – Denlinger provided a synopsis of the changes outlined in the ordinance amendment that was adopted earlier in the week.

XI. Committee Member Updates/Discussion
a. None

XII. Adjournment
a. 7:21 PM