

Phoenixville Planning Commission

MINUTES

Thursday – October 10, 2024

6:00 PM

- I. Call to Order
 - a. 6:05PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Present
 - 1. Tom Carnevale
 - 2. Catherine Bianco
 - 3. Raffaello Di Napoli
 - 4. Amanda Irwin
 - Borough Council Liaison Brian Moore
 - Solicitor Scott Denlinger
 - Engineer Owen Hyne
 - Manager Jean Krack
 - Planning Director Dave Boelker
 - b. Excused
 - 1. Kevin Dwyer
 - 2. Josh Gould
 - 3. Joe Sikora
 - Land Planner Judith Goldstein
 - c. Absent
- IV. Approval of Minutes
 - a. September 12, 2024
 - Motion to table until a later date when sentence fragments can be clarified or removed from Page 2 and Page 3 by DiNapoli.
 - Seconded by Irwin.
 - Motion carried 4-0.
- V. Updates / Correspondence
 - a. Upper Providence Township (Montco) Comprehensive Plan DRAFT
 - Krack suggested that the PC have some time to read and consider comments to be brought to the November 14 regular meeting.
- VI. Public Participation
 - a. Florence Mano – Milligan Street – Requesting further considerations for the project. The building proposed seems more appropriate in the Town Center District; commented on the height and aesthetics not fitting the neighborhood; comments on parking ratios of other communities; long term considerations need be made.

VII. Old Business

2023-06 - Oakwood Apartments Expansion - SYT Oakwood Apartments, LLC - 15-12-196, 197, 197.2, 197.4: This land development and lot consolidation application and plan propose the demolition of three (3) existing residential structures, the construction of two (2) multi-family residential buildings containing thirty-two (32) new apartment dwelling units; parking supply, location and designation changes; associated site improvements including lighting, storm water management and landscaping.

Presenting: Glen Kelczewski – Bercek & Associates. Since last seeing this plan, Glen has had communications with RVE to determine the parking patio; reduced the total number of bedrooms; curb replacements; a public street light is added. Requested to discuss the trash enclosure specifications.

Letters:

RVE:

46 – Trash enclosure is strongly suggested to have vertical plane screening; the existing enclosure will be about 10' from a new building. Owner Mike Greenzang agreed to better screening.

20 – Mill and overlay needs to be done in the east travel lane of Bridge, curb to curb of Deger, and a portion of Cherry. Will comply.

27 – Curb ramp on NE corner shall be reconstructed. Will comply.

31 – Waiver request for Open Space.

32 – Additional contour lines are to be shown. Will comply and confident no adverse effects.

41 – Restripe parking spaces, a typical parking space dimension will be placed on the plan.

53 – Lighting entrance was not yet proposed. Light levels will need to meet standards. The lighting plan needs to exhibit compliance with existing lighting, or propose new ones.

55 – Some trees seem closer than 10' to the building and will be shifted. Will comply. NPDES Permit has been submitted, the LOD being over an acre.

59 – SWM

85 – Site handrails to be indicated, detail to be shown. Will comply.

86 – PennDOT showed that midblock crosswalks should be eliminated. Glen indicated that the final PennDOT determination seems up in the air if they will be required by PennDOT to be removed. It is still an RVE recommendation. Open item, but will comply as needed.

89 – Screening of the mechanical equipment. Will comply.

After PennDOT confirmation of crosswalks, Will Comply for "Pedestrian Crossing" ahead.

Hyne suggested the walkway near the NE ADA spaces should be shifted to be directly adjacent to the spaces.

Waiver Request – Denlinger 22-500 – The fee in lieu offering eliminates the need for a waiver. Kelczewski agreed and will remove.

70 – Denlinger would like to see a standalone lot consolidation plan. Kelczewski agreed.

Gilmore:

Kelczewski relayed that the Gilmore letter is essentially all Will Complies, and the TAC recommendations will be considered and generally incorporated.

Commission Discussion:

Bianco/Greenzang discussed trash pickup schedule.

Bianco/Kelczewski discussed signage placement if midblock walks are to remain; consideration of limiting the interior circulation, now that two new buildings are visual obstructions. Hyne indicated that the Bowman did not recommend one-way entrance/exits. Hyne suggested Bowman look at Bianco's suggestion. The northeast entrance/exit would be the only one to be restricted to exit only. The southwest entrance/exit would remain unchanged.

Bianco/Kelczewski/Greenzang discussed additional resident amenities. The space needs to be identified as private vs. public. A gym will be included in the larger of the two new buildings. Greenzang indicated that the mail clusters are near the buildings, and the USPS will likely require similar clusters. Ultimately, they should be shown.

Irwin/Kelczewski – Comments on the amenity area's seat wall; foundation plantings will be added as per Gilmore's letter.

Moore/Kelczewski – Discussed removal of a 34" tree to be removed being unavoidable. The replacement ratio is a Will Comply.

Carnevale/Kelczewski – Discussion on striping for ADA connection in the parking lot for the van spots, confirmed with Kelczewski that the lot is accessible. Kelczewski indicated that the new building will also be on slab with no steps, easing accessibility.

Kelczewski requested a conditional recommendation.

Denlinger indicated that there are some open items that need some more work, lighting, parking space detail, SWM comment #8 for pipe signage.

Hyne indicated that from his perspective that the same items are generally technical in nature, except potentially the limitation of the northeast entrance. Kelczewski added that if that is a recommendation of the traffic engineer, it would only need paint and signage.

Public Comment:

None

Bianco made a recommendation for approval conditioned on:

- Standard Terms
- RVE
- Gilmore

- The applicant shall adhere to PennDOT's recommendation for crosswalks; if they are to remain, additional lighting and advance warning signage shall be included as suggested in consultant review letters;
 - that the northwest entrance/exit be limited if the Borough Traffic Engineer provides supporting analysis and opinion;
 - Denlinger's request that the site plan and the Post-Construction Stormwater Management/Grading plan be separated onto their own sheets
 - that the above should be resolved prior to Council consideration.
- Irwin seconded.
Motion carried 4-0.

VIII. New Business

- a. None

IX. Review of Project Dates

- a. October 2024 – No action needed.

X. Review of Zoning or SALD Ordinances

- a. None

XI. Committee Member Updates/Discussion

- a. Carnevale relayed the Kevin Dwyer will need to step down due to changed work requirements.

XII. Adjournment

- a. 7:06pm