

Phoenixville Planning Commission

AGENDA

Thursday, January 9, 2025

6:00 PM

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Reorganization
 - A. Chairperson
 - B. Vice Chairperson
 - C. PRPC Representative
 - D. HARB Representative
- V. Approval of Minutes
 - A. November 14, 2024
- VI. Updates / Correspondence
- VII. Public Comment
- VIII. Old Business
 - A. 2024-06 - Christman Street SLDL – 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.
 - C. 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.
 - D. 2024-04 - 133-137 High Street Redevelopment - Good Samaritan Services - 15-5-519, 15-5-520: The redevelopment project and plan propose a lot consolidation, demolition of the existing structures containing three (3) interconnected dwelling

units, and the construction of a single attached building that will include the same occupant count in a more private, safe and code compliant setting.

- IX. New Business
- X. Review of Project Dates
 - A. January 2025
- XI. Review of Zoning/SDLD Ordinances
 - A. Zoning Hearing Board Application 2024-02: 472 Nutt Road
- XII. Committee Member Updates/Discussions
- XIII. Adjournment