

Phoenixville Planning Commission

AGENDA

Thursday, February 13, 2025

6:00 PM

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes
 - A. November 14, 2024
 - B. January 9, 2025
- V. Updates / Correspondence
- VI. Public Comment
- VII. Old Business
 - A. 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.
- VIII. New Business
 - A. 2024-08 - 100 School Lane/41 S. Second Avenue - Toll Mid-Atlantic LP Company, Inc. - 15-4-123, 15-4-404: The plan and application propose to consolidate and further subdivide two (2) parcels consisting of the former Phoenixville Area School District's Kindergarten Center located at 100 School Lane and the Phoenixville Industrial Complex at 41 S. 2nd Avenue, further identified as TMPs 15-10-123 and 15-14-404 respectively. The tract is located within the Mixed-Use Infill (MI) District. The majority of the tract will be developed with ninety-three (93) residential units, consisting of townhome and twin residential building types, private roads, associated site improvements and stormwater management facilities. Two (2) separate parcels totaling approximately three (3) acres are proposed which would be offered for dedication to the Borough for Public Open Space and Municipal Use.
- IX. Review of Project Dates
 - A. February 2025
- X. Review of Zoning/SALD Ordinances
 - A. Chapter 22 - Traffic Impact Study

XI. Committee Member Updates/Discussions

XII. Adjournment