

Phoenixville Planning Commission

MINUTES

Thursday – November 14, 2024

6:00 PM

- I. Call to Order
 - a. 6:06PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Present
 - 1. Tom Carnevale
 - 2. Catherine Bianco
 - 3. Raffaello Di Napoli
 - 4. Amanda Irwin
 - 5. Josh Gould
 - 6. Jahan Tavangar
 - Borough Council Liaison Brian Moore
 - Solicitor Scott Denlinger
 - Engineer Owen Hyne
 - Land Planner Judith Goldstein
 - Manager Jean Krack
 - Planning Director Dave Boelker
 - b. Excused
 - 1. Joe Sikora
- IV. Approval of Minutes
 - a. September 12, 2024
 - Motion to approve as submitted by Bianco.
 - Seconded by Irwin.
 - Motion carried 6-0.
 - b. October 10, 2024
 - Motion to approve as submitted by DiNapoli.
 - Seconded by Bianco.
 - Motion carried 6-0.
- V. Updates / Correspondence
 - a. Upper Providence Township (Montco) Comprehensive Plan DRAFT
 - 1. Denlinger provided a background on the responsibility of municipalities to notify adjoining municipalities of these updates, but seldomly do we see action taken to send comment back.
 - 2. Krack filled in the Commission that he is in frequent communication with the Township Manager, particularly on trail initiatives, though they are not part of our actual Regional Planning Committee.

3. Goldstein commented that there are no glaring inconsistencies.

VI. Public Participation

- a. None

Carnevale recused himself due to a conflict of interest, turning the meeting over to Bianco.

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 and stormwater management facilities.

Presenting: Andrew Miller provided updates to the plan, almost exclusively changes that he and the client have done since the last review letters, but not shown at the meeting.

Letters:

Gilmore: Miller indicated that all comments are will comply.

Goldstein discussed concerns over robustness of the landscaping and screening, functionality of the stacked parking. It's confirmed that one ADA space has been eliminated, as well as the amenity patio.

RVE:

59 – HOP has been submitted, and comments are being addressed.

75 – Lighting plan needs updating. Will comply.

85 - Transformer – It will be moved further away from Milligan, accessing it from the parking lot, not street, allowing additional landscaping.

88 – Railing encroachment. Working with the adjoining property owner to provide a wider access easement.

92 – Stacked parking will have reserved spaces for one apartment.

94 – Separate driveway for waste storage. 2 drives are not permitted. Miller indicated the dumpster will be moved, accessed from the lot, opening up 2 more parking spaces on the street.

96 – Level 2 EVCS plan note will be included.

97 – 3 EVPS are needed, under a new unseen layout with 20 parking spaces, 2 will be provided.

100 – ADA curb ramps with larger radii needs to be constructed. Will comply. Notes needed to obligate, indicating the radius to be used.

101 – Milligan to be milled and repaved. Will comply.

102 - Planting strips and sidewalk widths. Miller identified that Applicant cannot comply and needs a waiver from this provision, and requested the same on the floor. All waivers had been withdrawn as a part of the Applicant's last resubmission. RVE has no objection to this waiver if acceptable to the Planning Commission. Denlinger added that this waiver was not a part of the last resubmission, and was not requested in letter format as required, nor on the plan.

Gould – Will Serves are in process. Water line number preferences are being discussed with Public Works. Gould and Miller discussed level spreader flow of swm basin.

Moore/Miller – Discussed clarifications on what changes have been made to be able to comply with all, removing all but one need for relief. Hyne/Denlinger/Goldstein indicated that the various sections of the SALDO and ZO do not trigger any open space requirements.

Bianco relayed that the Borough's Tree Advisory Committee have been added as attachments to the Gilmore letter.

Denlinger/Hyne commented that even with the reduction of the parking count, the project meets the parking requirements.

Commission Discussion:

DiNapoli/Miller – Comments on the stacked parking functionality versus compliance.

Public Comment:

Florence Mano – 320 Milligan – Concerns, parking, traffic, snow removal, fit of the building into the neighborhood. Indicated that a 53-person petition that the project not be provided any waivers would be provided. Raised concerns over the impact this added sewerage will further stress the already strained sanitary infrastructure.

Jimmy Yonkers – 300 Nutt Road – Discussed displeasure on the size and density of the project; echoed concerns of parking supply, sanitary capacity.

Brendan Logue – 306 Milligan – Provided comment on displeasure over size and impact of the project.

Matthew Leich – 261 Morris – Commented on nearby sanitary capacity concerns.

Recommendation:

DiNapoli made a recommendation for denial unless we get an extension of time.

Seconded by Irwin.

Motion passed 5-0-1.

Bianco handed back over to Carnevale.

VIII. New 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.

Presenting: Joel Comanda from InLand Design – Provided an overview of the project, and described it as a nearly mirror image of the Evergreen project to the north. 6 waivers were part of the original submission.

1) Driveway waiver

- 2) Not install curb along shared driveways
- 3) Removal of trees over 6" DBH. Additional surveying will be conducted and a revision may occur to save select trees. Additional landscaping
- 4) Geotextile – As per RVE, not required. Withdrawn.
- 5) Additional Street Lighting – Existing municipal lights exist, and will be shown on the plan, suspecting the existing will suffice.
- 6) Rolled curb waiver is being withdrawn.

Addressed RVE comments:

- 8 – Build-To Line – The range will be widened, potentially moving the houses closer to Christman, adding to the rear yard, reducing the driveway size.
- 13 – 2.5 additional ROW Will Comply.
- 22 – Sidewalk waiver. Comanda did indicate he'd like feedback from the commission on retaining an old stone wall, in lieu of
- 23 – ADA ramp. Will comply.
- 28 – Considering of landscaping walls to maximize usable yard. Will investigate.
- 36 – Stormwater infrastructure replacement. Will comply.

Letters:

Gilmore:

Comanda – Will comply with all. Specifically, moving the houses closer to Christman Street was a welcomed suggestion.

Denlinger – Provide clarification on the function of the vacating of the unnamed alley.

Goldstein provided a summary of the review suggestions, focusing on the effect of moving the dwellings closer, increasing driveway functionality, reducing impervious. Commented on tree protection.

RVE:

- 11 – Size of units (in bedrooms). 2 bedrooms each unit.
- 14 – Sight triangle needs revised.
- 17 – ADA route of less than 2% across driveways is needed. Will comply.
- 32 - Infiltration testing shall be done once bottom of the beds are excavated.
- 60 – Parking signage will be provided, the Borough will then enact.

Commission Discussion:

DiNapoli/Goldstein – Comments on suggestion to have driveways double-width.

Gould/Hyne – Comments on possibility of existing lighting MAY turn out to be sufficient.

Irwin/Hyne – Discussion on optics and effect of adding streetlighting.

Bianco/Boelker/Comanda – Comments on Build-To and rear yard usability.

Comanda/Bianco discussed showing the change of grade from west to east is appropriate.

Bianco/Irwin/Goldstein/Carnevale discussed stone wall reuse, benefits of connectivity, mobility, etc. of sidewalks as a permanent improvement benefitting the community others. Moore offered dissent, going along with the preservation of the existing structure.

Denlinger provided comment that if Lot 5 can be moved closer to Christman, thus moving the swm bmp, potentially saving the tree, that that would be important to Council.

DiNapoli/Comanda – Comments on potential of moving the driveway, but no benefit comes of it.

Public Comment:

None.

- 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.

Presenting: Kestra Kelly, BL Companies, provided a functional overview of how the actual car wash functions inside the building, as it relates to access, circulation and layout of the exterior parking and vacuum spaces. There is an existing stormwater management system and impervious surface will actually be reduced. Existing landscaping will be retained and maintained. 2 waivers are being sought.

1) Sidewalk width.

2) Removing a tree over 6" on site.

Other than the discussion points, all comments will be Will-Comply.

Letters:

Gilmore:

Goldstein discussed parking stalls versus service stalls/vacuums, landscaping requirements. Most importantly, the concern of queuing is ever present at the highest of peak hours. BL has been going to existing sites, and will be presenting the findings to the Borough. Goldstein and Carnevale discussed moving the pay station south to provide for more stacking, that Kelly will investigate.

RVE:

7 – Municipal boundaries need be revised, and a Schuylkill letter of no interest should be sought.

10 – Parking. Applicant should provide parking demand examples.

13-15 – Data to support trip generation and queuing.

19-21 – Covenants and easements to be shown on the existing conditions plan, notes will be added.

31 – Sight distances to be shown. Existing vegetation to be maintained.

36 – Landscape perimeter. Will Comply.

62 – Fire truck plan to be shown at perimeter. Will comply.

64 – Chain link will likely be replaced with something else.

Eric Cramer (TPD) indicated that the Borough Traffic Engineer and PennDOT review will provide how it may be

Commission Discussion:

Tavangar/Kelly – Discussion about existing stormwater as well as the systems that will be installed to manage the sanitary; an elaborate system of water reuse. A significant portion is recycled, remaining goes through an oil/water separator.

Tavangar/Denlinger discussed the intricacies of how DEP looks at these types of uses. Ray Gargano of Spotless brands indicated all chemicals used are biodegradable and OSHA approved. Gargano provided an overview of how modern systems recycle high percentages of the water prior to any effluent going to the sanitary system. Denlinger provided that Council will want to see narratives and analyses of the chemicals used. Gargano clarified that there are no wastes held and removed separately.

Carnevale/Gargano commented that there are no additional DEP licensing needed beyond the Planning Module.

Denlinger/Kelly – Comments on discrepancy of lot sizes represented will need be shown; net vs. gross.

Denlinger provided guidance that it is his opinion that Council will care very greatly about the pedestrian access of the site.

Denlinger/Kelly discussed looking at secondary pedestrian access. Denlinger provided concern that the changed circulation on the Kimberton Road 60' driveway, might cause pedestrian concerns.

Denlinger and Kelly agreed that the project attorney and he should be involved in the discussion if a waiver is requested.

Stormwater management easement. If one cannot be located, one will be provided. Kelly expects a blanket easement will be provided if not already. Will comply.

Bianco echoed Denlinger's concern for pedestrian safety. Bianco highlighted an apparent discrepancy between TPD's and BL's representation of solid waste circulation patterns/arrows. Kelly indicated that car turning movements can be shown.

Goldstein/Denlinger provided discussion points as to how modeling versus reality works, and providing for the applicant to consider, and Gargano indicated they would accept a consequential prohibition of queuing onto the roads, as a condition of approval.

Bianco/Kelly discussed height and purpose of the retaining walls on site.

Carnevale – suggested the retaining wall detail should be show for Council; requested a blow up of the turning radius going from the wet tunnel to the dry tunnels.

Carnevale/Kelly discussed vacuum stalls and trash enclosures.

Irwin/Gargano – discussed the possibility of queuing from wet to dry belts. Gargano relayed that roughly only 40% of the users of the wet belt use the dry belt. Gargano reiterated that one of the most important part of their site selection is circulation.

Carnevale suggested that the elevations/rendering should be updated to reflect the retaining wall and any large site amenities. Gargano suggested that they could provide a 3D rendering.

Public Comment:

None.

- IX. Review of Project Dates
 - a. November 2024
- X. Review of Zoning or SALD Ordinances
 - a. None
- XI. Committee Member Updates/Discussion
 - a. None
- XII. Adjournment
 - a. 8:56PM