

Phoenixville Planning Commission

MINUTES

Thursday – January 9, 2025

6:00 PM

- I. Call to Order
 - a. 6:02PM
- 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. Reorganization
 - a. Chairperson
 - Nomination to appoint Bianco by Carnevale.
 - No discussion.
 - No other nominations.
 - Vote to appoint Bianco passes 6-0.
 - b. Vice Chairperson
 - Nomination to appoint Irwin to by Bianco.
 - No discussion.
 - No other nominations.
 - Vote to appoint Irwin passes 6-0.
 - c. PRPC Representative
 - Irwin volunteered for 2025. Chair Bianco accepted the volunteerism and appointed Irwin as the Commission's representative to the PRPC.
 - d. HARB Representative

Chair Bianco reappointed Sikora as the Commission's representative to the HARB.

V. Approval of Minutes

a. November 14, 2024

Motion to table for corrections by DiNapoli with corrections on the denial motion/second discrepancy for 224-226 Nutt Road and grammar use in the discussion about Spotless.

Seconded by Gould.

Motion carried 6-0.

VI. Updates / Correspondence

a. None

VII. Public Participation

a. None

VIII. Old Business

- a. **2024-06 - Christman Street SDLD – 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 updated the commission on the project. The structures have moved closer to the street. Curb and sidewalk are now included. Driveways have been widened. Some retaining walls have been included to allow for more usable rear yard space, and one in particular, to protect an existing tree. Additional street lighting will be provided, though not shown. 3 Waivers are still requested.

1. Section §22-414.10.E – To allow the driveway for Lot 5 to be located closer than sixty (60) feet from the radius of the intersection. The applicant notes that the driveway has been located the maximum possible distance from the curb radius (43.2 feet). RVE has no objection to this waiver request.
2. Section §22-418.1.A – To not install curb along the shared driveways. RVE has no objection to this waiver request.
3. Section §22-502.1.C.(3).(a) – To allow removal of trees over 6" in DBH. On the Existing Conditions and Demolition Plan (Sheet 3), there are 6 trees shown with a diameter at breast height greater than 6". The applicant is preserving an existing 14" dia. tree and providing street trees and additional landscaping to compensate for the removal of other trees.

All other RVE review comments are Will Comply.

All Gilmore comments, including the TAC comments, are Will Comply, adding that the siting of the trees inside the property is to allow for long term health of the trees, considering there is a storm line running under the suggested area.

Letters:

RVE:

39 – All except front porch roofs will be collected to the BMPs.

55 – Will comply.

65 – Will comply.

19 – Gould/Comanda/Denlinger/Carnevale discussed siting the 2 required EVPS, preparing for any eventuality.

63 - Denlinger/Comanda - A temporary construction easement would be necessary for the north sidewalk.

Gilmore:

Goldstein highlighted landscaping requirements, the elements that are proposed to be screened should be located on the plan. The full dripline of the tree being preserved and Tree Protection Zone need to be identified. A caution was provided in tree selection for the trees that are being placed on the lot versus the planting strip.

Irwin/Comanda – Discussed TAC’s suggestion of adding two more trees. Comanda has concerns with existing utilities in Lot 1.

Hyne/Comanda/Goldstein – Comments on potential of the stormwater line moving from curb line area the street to accommodate for street tree placement. Comments as to considering locating the laterals under the driveways, being able to relocate the trees to the planting strip, 40’ OC. As the zoning ordinance requires.

Commission Discussion:

No additional.

Public Comment:

None.

Recommendation:

Carnevale made a motion for the recommendation of the plan with the following conditions:

- Standard Action Memo Terms;
- Satisfying all comments of consultant reviews;
- That two (2) street lights as referenced and discussed be installed to the satisfaction of the Borough Engineer;
- The stormwater conveyance main be relocated south in the cartway as discussed to provide for street trees to be placed in the planting strip;
- Installation of fall protection as referenced in RVE review comment #27;
- That all roof leaders are to be shown connecting to the stormwater bmp system except front porch roofs;
- That all mechanical equipment and associated meters and utilities be shown on the plan and with associated required screening;

As part of this recommendation is the recommendation to approve the three (3) waivers as discussed under the condition that:

- The tree on Lot 2 shown as to be preserved is adequately protected in accordance with Borough requirements and to the satisfaction of the Borough Planner.

Seconded by Gould.

Motion passed 6-0.

- 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: Project Attorney Bernadette Kearney presenting a reintroduction; 2 Waivers are being requested for existing conditions.

Kestra Kelly of BL Companies showed a not-yet-seen-or-reviewed exhibit to show the changes they have already begun to prepare in response to consultant letters.

Denlinger/Kelly – Confirmed that the revised striping matches the Bowman review comments/suggestions.

Kelly described the renderings have been presented in the original submission.

Kelly/Goldstein – Discussed the height of the vacuum canopies, planting installation heights, as they relate to point of view from the street and sidewalk.

Letters:

RVE:

3 – Alta survey is underway, and monumentation will be completed if missing.

18-20 – A narrative will be provided in subsequent submissions.

41 – Will comply.

61 – Discusses need for HOP. Update is that TPD is the traffic consultant, who has submitted a traffic study to PennDOT, but nothing to report related to that submission at this time.

64 – Kelly - Chain link fence is no longer intended. The rendering shows the aesthetic intent. A section view will be provided.

65 – Will comply.

68 – Will comply.

Fire department comments have not been received yet.

Water & Sewer Comments

19 – Requires a utility easement for service and use of the existing hydrant by the Borough.

Carnevale/Hyne/Bianco – Comments and suggestions for a solid wall as related to comment 64 to enhance the building.

Denlinger/Kelly/Goldstein – Comments on the access crosswalks. Kelly agreed to add striping to the walkway across the Kimberton Road access. Goldstein raised the question if something similar to the Nutt Road pork-chop could be added to the Kimberton Road access. Carnevale concurred that something mountable along Kimberton would be better.

Moore/Kelly/Carnevale – Discussion on practicality of the pedestrian improvements for a vehicle-based use.

Tavangar – Requested the applicant provide the MSDS sheets of the chemicals. Suggested that it would be helpful if a chemical analysis of existing sites' waste water.

Gilmore:

Significant discussion occurred regarding the ZHB-required screening of the vacuum booms, how the canopies help that, and how height of plantings will have a large impact.

Commission Discussion:

Irwin/Hyne – Comments that an environmental professional from RVE is in process of reviewing.

Carnevale/Kelly – The pay kiosk has been moved as far as possible to accommodate the turning radius. Discussions on what barrier would be provided. Comments on if there are ADA requirements for the vacuum booms.

Tavangar/Kelly/Hyne – Comments on site closure, electricity being cut off at close, and that the pay station has a mast arm to prevent circulation of the lot after hours.

Bianco – Suggested that the applicant strongly consider pedestrian safety; also looking for trash truck maneuvering. It will be clarified in a future submission. Kelly clarified that the Fire Department's specific truck has been applied to the turning template; it's simply that comments have not been received by the Fire Department yet.

Public Comment:

None.

Recommendation:

Carnevale recommended a denial without an extension.

DiNapoli seconded.

Motion passed 6-0.

Carnevale recused himself due to a conflict of interest.

- 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.

Presenting: Andy Miller of Hopkins & Scott Professional Land Surveyors. Miller stated all comments are Will Comply and reviewed some of the plan updates involving dumpster placement, stacked parking, water meter vault, PECO transformer placement.

Letters

RVE:

59 – Miller - Resubmission has not been sent, but the only work that remains is sidewalk work.

75 – Lighting plan changes. Slight revision is needed, and will comply with foot-candle levels.

88 – Easement is being completed with the attorneys for the ramp and access.

100 – Off site corner. Plan note language was suggested by RVE in the letter.

Water and Sewer

10 – SFPM will be completed.

Gilmore:

Goldstein suggested to note how high items to be screened are, and adjust plantings accordingly. Will comply.

Goldstein/Miller – Discussion on Tree Protection Notes.

Solicitor Comments:

Easement comments.

1. Existing easement need be extinguished and new easement provided for access to 228 Nutt (in furtherance of RVE #88).

2. On Sheet 1, add a Note #16 offering a public access and maintenance easement for the portion of on-site sidewalk along Milligan Street to the Borough in perpetuity.

Commission Discussion:

Bianco requested Hyne/Denlinger inform the Commission on the neighbor-raised concerns of sewer capacity in the area.

Public Comment:

Florence Mano – 320 Milligan – Provided concerns about: height, turning radius from Milligan, dumpster access, trash truck access and movement on Milligan, including the Borough's own trucks.

Recommendation:

Irwin made a motion for the recommendation of the plan with the following conditions:

- Standard Action Memo Terms;
- Satisfying all comments of consultant reviews;
- The existing easement need be extinguished and a new easement provided for access to 228 Nutt Road as referenced in RVE comment #88;
- On Sheet 1, add a Note #16 offering a public access and maintenance easement for the portion of on-site sidewalk along Milligan Street to the Borough in perpetuity.

Tavangar seconded.

Motion passed 5-0-1.

Carnevale recused himself due to a conflict of interest.

- 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.

Presenting: Andy Miller presented changes including, moving the buildings out of the ROW, while porches remain and encroachment easements will be completed. Infiltration is no longer proposed, but a storage tank for toilet flushing is proposed.

Letters:

RVE:

- 14 – Hyne requested additional detail to be added to the parking memo that was provided. Will comply.
- 35 – Retaining walls will be lowered below 48", even if so, fall protection shall be installed. Will comply.
- 38 – Separate PCSWM and Record plan will be provided.
- 41 – Engineer will sign off on SWM calculations.
- 43 – Hyne requested a storm overflow be placed to Railroad and Hyne. Miller/Hyne discussed desire to connect overflow to the system directly to the system.
- 47 – Hyne/Denlinger/Bianco discussed implications of encroachment easement agreement and legal description that will be provided.
- 48 – Parking memo results should be added to the plan.

Waivers:

1. §23-306 (Infiltration Requirements) – Existing adjoining owners dwelling and proposed dwelling within 25' isolation distance from infiltration practices. Using option 23-306-C.2 for runoff volume required as in 23-305, options may include, but are not limited to; reuse, evaporation, transpiration, and infiltration. Capture and reuse the difference of pre-post development 100-Year runoff of stormwater with 50-gallon rain barrel and 2,000-gallon underground storage tank (cistern) with piping into the building for non-potable water for use inside the building for flushing toilets. *Conditioned on the applicant retaining a licensed professional engineer to perform the design of all stormwater improvements and making a direct connection to existing storm sewer, RVE has no objection to this waiver request.* Will comply.
2. 22-502.1.A (Landscaping Plan by Certified Planting Professional) – Due to the size of the project and limited areas to plant, we are asking for a waiver from having a certified planning professional design the landscaping for this project. We are showing landscaping and details in the plan set designed by Hopkins and Scott, Inc. Professional Land Surveyors. Street tree, buffers/screening of utilities. *RVE has no objection to this waiver request.*

Gould/Hyne – Clarification that infiltration testing would not be needed, if infiltration as a BMP is waived as has been requested.

Gilmore:

Lighting minimums should be shown and indicated.

Goldstein/Miller – Tree dripline and Tree Protection Zone need be shown, and accommodations need be made if it will be impacted.

ADA accessibility need be shown for trash storage access. Mailbox will be added, a simple omission.

Bianco sought concurrence that Goldstein agreed with RVE's not objecting to the waiver request for a landscape architect. Goldstein agreed.

Commission Discussion:

Irwin/Miller – Discussion points on usability of the rear yard and amenities.

Irwin provided additional commentary about porches being potential obstructions to sidewalk users.

Miller/Bianco – Agreed upon adding a 3' greenspace between the 5' sidewalk and under-porch area.

Bianco/Denlinger/Hyne – Discussion on documenting how the parking provided will be memorialized.

Bianco/Miller/Carnevale – Discussion on attachment points, attached versus detached, preservation of adjacent structures,

Public Comment:

None.

- IX. New Business
 - a. None
- X. Review of Project Dates
 - a. January 2025
- XI. Review of Zoning or SALD Ordinances
 - a. Zoning Hearing Board Application 2024-02 – 472 Nutt Road
No action taken. The discussion of the Commission seemed to be satisfied with having the Borough Zoning Officer represent the Borough at the hearing.
- XII. Committee Member Updates/Discussion
 - a. None
- XIII. Adjournment
 - a. 9:40PM