Phoenixville Planning Commission

MINUTES

Thursday – February 13, 2025

6:00 PM

I. Call to Order
   a. 6:02pm

II. Pledge of Allegiance
   a. Complete

III. Roll Call
   a. Present
      1. Catherine Bianco (Chair)
      2. Amanda Irwin (Vice Chair)
      3. Tom Carnevale
      4. Raffaello Di Napoli
      5. Josh Gould
      6. Jahan Tavangar
      7. Joe Sikora

      Borough Council Liaison Brian Moore
      Solicitor Scott Denlinger
      Engineer Owen Hyne
      Land Planner Judith Goldstein
      Manager Jean Krack
      Planning Director Dave Boelker

IV. Approval of Minutes
   a. November 14, 2024

      Motion to approve as submitted by DiNapoli.
      Seconded by Gould.
      Motion carried 7-0.
   b. January 9, 2025

      Motion to approve as submitted by DiNapoli.
      Seconded by Gould.
      Motion carried 7-0.

V. Updates / Correspondence
   a. None

VI. Public Participation
   a. None

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.

Presenting: Kestra Kelly, BL Companies. Bernadette Kearney, Attorney. Kearney reintroduced the waivers remain, with only slight technical alterations. Kelly relayed that a "porkchop" island has been added. The intent is that this design will be submitted to PennDOT, but the waiver request remains in the case that PennDOT does not approve the change. Screening and fencing have been revised.

Letters:
RVE:
Hyne discussed the installation of a permanent swing gate. Kelly agreed that so long as PennDOT approves, they will comply, pending PennDOT approval of placement and any striping/verbiage placed upon it.
#72 – MSDS have been provided and under review.
#73 – A spill prevention plan to be provided is a Will Comply. Kelly indicated that internal floor drains that route to the oil/water separator, then sanitary system. A more detailed plan will be provided.
Gould and Kelly discussed that fire flow testing has been conducted.
Irwin/Kelly – Brief comments on the existence and description of a water recycling system and an oil/water separator.
Moore/Hyne – Discussed sanitary plant capacity and a similar reuse system at both this project and the previously-approved across Nutt Road.

Gilmore:
Goldstein – Provided comments on identification of parking spaces between customer and employee spaces. The plan will reflect that they are not assigned.
The Nutt Road barrier has been addressed and discussed.
Goldstein commended the applicant for addressing the landscape detail.

Sikora – Commended the inclusion of the swing arm and landscape plan improvements.
Sikora/Kelly - Brief discussion regarding the queuing and capacity. Discussion on use of swing gate being only for near-emergency-level capacity needs. Denlinger clarified that the applicant agreed to conditions of police interaction as needed; and it will be addressed in any potential Resolutions for Council to consider.

Denlinger – Commented on the Bowman TIS, that the signage at the porkchop is a Will Comply with PennDOT approval. Confirmed Schuylkill deferred all Land Development

Commission Discussion:
Carnevale – Waiver for sidewalks, they will be made new sidewalks, not adding a foot. ADA parking space at 8% is likely a typo, suggested that the EVCS need be accessible as well; Will Comply. Comments on tactile ramp inclusions on the west side of the building being needed. Confirmation that vacuums are shut off at closing.

Public Comment:

Mark Connoly – Comments on trails off site, e-bikes in relation to the sidewalk width of this project and the waiver request for such.

Recommendation:
Bianco/Carnevale commended the applicant for working with the Borough on multiple items on this application, especially landscaping and pedestrian safety.

A recommendation to approve the project was made by Carnevale under the following conditions:

1. Standard Action memo terms;
2. Satisfying all consultant/reviewer comment letters;

As part of this recommendation, both waivers are recommended under the following conditions for each:

1. To allow for a 63' driveway entrance along Kimberton Road and exceed the required 36' width [Section 22-41410(D)], if PennDOT does not allow for the mountable curb divider; and
2. To allow the existing 4' sidewalks along Kimberton Road and Nutt Road to be widened to 5' width, instead of the 10' width otherwise required for commercial streets, [Sections 22-419.2.B & §22-419.3.A] if the sidewalk is a new sidewalk area, and not an add-on.

Tavangar seconded.
Moore/Kelly/Denlinger – Brief discussion on the regulatory authority of PennDOT of the swing gate. Any waiver approval would be conditioned upon PennDOT approval.
Motion carried 7-0.

VIII. New Business

a. **2024-08 - 100 School Lane/41 S. Second Avenue - Toll Mid-Atlantic LP Company, Inc. - 15-10-123, 15-14-404:** 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.

Presenting: Alyson Zarro, Attorney on behalf of the applicant. The intent is to introduce the project. Zarro provided an overall overview of the project, as seen in the description. Jeff Madden of ESE is available for technical.

Gould/Zarro/Denlinger – Clarification on the named applicants being Toll, but owners being Brook Ventures and Phoenixville Area School District. Denlinger provided an overview of how many properties are applied for via Agreements of Sale and Land Development approval.

Letters:
RVE:
3 – The record plan zoning chart needs to be revised to show modified values; Madden, Will Comply.
4 – Madden suggested as a Will Comply, wanting to meet with RVE. Agreed.
5 – Applicant offers fee simple dedication, note needed. Will Comply.
6 – Same as 5.
12 – Parking analysis is a Will Comply.
15 – Sidewalks and planting strip showing variable widths, Madden, internally Will Comply or future waiver. Along School Lane, to be determined as some are off-site owners.
17/18/19– Discussion clarifying curb radii, clear sight triangle.
20 – Driveway slope. Waiver requested and stands due to topography.
22 – EVCS make ready, "Will look into it" by Toll.
23 – To be determined.
24 – Belgian block curbing is requested. No comment.
26-29 – New crosswalks shall be maximum of 2%, Will look at.
30 – Trail surface width. Denlinger specified that the Borough requested that the frontage be designed to trail width requirements, 12'. Shown on the plan is 4-8' wide, thus the waiver. Irwin commented on not being clear where the widths are to be constricted. Clarification that the trail along Second/School is to be concrete to satisfy the sidewalk requirement, and asphalt in the connection area within the public area to be dedicated.
Hyne/Irwin/Madden – Discussion of off-site sidewalk provided on the opposite side of the road, should be a uniform 6' as per Hyne. Madden indicated they will look at it with impedances and the off-site owners.
34 – Removal of healthy trees and shrubs. Justin Barnett of ESE provided overview of assessment of the site's characteristics; some invasive species, Silver Maples. Barnett indicated that they will comply with the zoning ordinance requirements.
35 – Steep and very steep slope areas to be disturbed, waiver requested as all are man-made as per Hyne. Zarro provided additional comments agreeing with Hyne's characterization of steep slopes.
Bianco/Hyne/Zarro – Brief discussion of Washington connection to the parcels.
Matt Hammond of TPD presented, explaining the layout, balancing ingress/egress, local impacts; entering/exiting trips per hour and minute.
Sikora/Hammond – Discussion on exclusion of Washington Ave. Hamond indicated that a stronger focus on a Washington Ave. will be provided.
Bianco/Hammond/Madden - Discussion on feasibility of a Washington connection.
Goldstein – Provided that there are engineering solutions to everything; suggesting that we look at the practicality and end result.
38 – Basins not to be counted toward open space. Revisions needed.
39 – Any open space dimensional requirements not met, cannot be counted toward minimum open space total. Will look it.
40 – Block length. Exceeds zoning standard. Will look into.
41 – Plan notes for mechanical equipment. Note needed, Will-comply. Typically, behind or between the units; screening needed and should be noted and shown.
42 – Will comply.

43 – NPDES required.
46 – Overall plans needed. Will comply.
73 – Labeling and 1' contours. Will discuss as the plan may become more cluttered. Detail plans may need to be shown at 1', overall plan at 2' may be most appropriate.
134 – Visitor parking. On-street, 2-car garages, 2-car driveway parking is provided per unit. Sikora/Madden discussed on-street parking within and then outside the community; provided strong cautionary commentary about internal parking issues.
135 – Mill and overlay. Will look at.
136/137 – Act 2 DEP is in process.
A number of No Parking comments are provided based on standing Borough ordinances.
149 – Amenities details will be needed and will look at.
150-151 – Curb ramps at off-site corners. Will look at.
152-153 – Signage and signals need to be removed. Will look at with Borough coordination.

Gilmore:
Goldstein provided highlights. Many statistical items are simple to solve and are anticipated as Will Complies.
Impervious surface allowed is shown, but not proposed. Sheet 3 shows are tabulation for each lot. Will comply.
Build-To Line – Scaled on plan discrepancy. Will look at.
40' for street trees is a prescription, not a maximum.
Alleys need to be greened. Will look at for spacing of trees, especially the rearmost alley where that may help prevent otherwise unauthorized parking.
Screening is identified in both review letters.
Street trees are supposed to go in the planting strip. Will look at.
The differentiation between Heritage Trees and invasive, large trees needs to be identified and clarified.
Total number of trees (434 existing) approximately 87% to be disturbed. The loss of trees and what is to be placed will be looked at.
Non-native trees should be removed, as per the TAC. Will comply.
An overall landscape plan will be very helpful. Will comply.
Qualifying of open space. Woodlands, while need to be preserve, can only count as a max amount toward open space. Will look at.
The west open space needs to be flattened for usability. Will look at.
Mail kiosk will need a pull-off area for delivery and pick up, trash as well, lighting, covering, etc.
Snow removal should be addressed and identified. Noted.

Denlinger – Anticipating that there will be notable revisions, withholding legal issues. Commented that the review of HOA docs would most likely need to include that the garages may not be used for living space or storage, making sure parking provisions remain intact. Zarro: Will-comply, and based on experience elsewhere.

Commission Discussion:
Sikora – Provided commentary on providing community amenities such as dog parks, play areas, bike racks.

Carnevale/Hammond – PNDI requires more info. Will look into. Alleys do not have any lighting. Structures will have building-mounted lighting.
Truck turning plan needs to be shown from both directions.
Small open space programming will be discussed with staff.
Comments on having sewer plant complaints. Zarro indicated that that will be addressed in the HOA documents.

Irwin – Sewer Authority to be changed to Department. Comments to mitigating and acknowledging potential noise from existing train use.

Moore/Hammond – Discussion on preservation of existing vegetation. Wonders if there could not be more of an effort for the preservation of the existing, healthy trees on the park space to be dedicated, even despite grading needs.

Moore cautioned requesting too many waivers. Denlinger clarified that if an applicant meets the legal requirement for the request, the Borough would be obligated to provide such.

Bianco/Hammond – Discussion about dark sky lighting provisions, particularly on the NW area of the property. Lighting may be better suited on the west side of the street. Will look at. Bianco provided commentary on additional connectivity. Denliger offered that established easements, as opposed to a built stub street, might be more appropriate.

Public Comment:
Bob Weber – Washington Ave. – Provided experiential context living on Washington Ave. in this area, topography limitations, traffic concerns, backing up on Washington Ave. and Starr Street; commented against a through/connection-street of Washington Ave.; need for Washington to be identified in the traffic study.

Justin Gordon – 103 Pennsylvania (TAC), provided suggestions on tree planting and plans as related to spacing, species.

Dave Meadows – 615 Main Street – Provided commentary about parking supply, historical industrial use of the site, suggesting indemnification to the Borough upon accepting the site, snow removal/placement. Suggested public involvement in zoning requirements moving forward.

Irena Struk - 309 Main Street – Provided commentary about stormwater management and impacts of mature trees versus man-made basins; suggested placing the basin to the east in order to save the woodlands, donating the acres of the woodlands to the Borough.

Dana Waldman – 238 Hall Street – Provided comments to the loss of open space and flood mitigation; thanks commissioners and consultants for raising concerns of stormwater and environmental impacts; native plantings and species retention.

David Lutzger – 243 Morgan Street – Provided commentary and suggestion to “build up, not out;” the existing wooded area being “pretty lousy;” suggesting marketing materials of vegetative preservation; coordination of trail creation and connection.

Mark Connolly – PICTA – Commended trail inclusion; suggested solar-ready roofs for southern-exposure house; suggested all-electric houses; LED temperature of lighting to 4000K; swm basins counting as open space or not; suggested strongly against a mowed basin.

IX. Review of Project Dates
   a. February 2025

X. Review of Zoning or SALD Ordinances
   a. TIS changes in SALDO.
      Carnevale made a motion to recommend approval.
      Irwin seconded.
      Motion passed 7-0.

XI. Committee Member Updates/Discussion
   a. February 26 is the Public Workshop for the Zoning Ordinance Rewrite.

XII. Adjournment
   a. 8:50PM