

Phoenixville Planning Commission

MINUTES

Thursday – July 10, 2025

6:00 PM

- I. Call to Order
 - a. 6:00PM

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

- IV. Approval of Minutes
 - a. March 13, 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. Review of Project Dates
 - a. July 2025 – No action needed.

- VIII. Review of Zoning Ordinance or SALDO
 - a. 220 Third Avenue Special Exception
- Carnevale/Boelker – Brief discussion of parking needs as related to occupant load/size of space. No action taken

b. Zoning Amendment

Goldstein walked the Commission through the main changes of the zoning ordinance via prepared power point slides.

Denlinger added that he provided a legal review, and included a material review redline, and a full redline version including capitalization of defined terms, punctuation, numbering, etc.

Irwin/Goldstein/Krack discussed that the Borough has for some time been identified as a growth area in terms of the County, concentrating development and redevelopment where infrastructure already exists, helping diminish the desire to grow in the outer townships where woodlands and greenspaces would be eliminated.

Moore/Denlinger commented on Accessory Dwelling Units (ADUs) being added for the sake of providing affordable housing options.

Tavangar/Goldstein commented on attached and detached ADUs.

Sikora/Goldstein discussed that municipal revenue was not considered in this analysis, though some other locations do so.

Gould provided comment on the Task Force keeping 1 off-street parking space per 1-bedroom units, being in favor of recommending it being raised for 1 to 1.5 spaces for 1-bedroom units. Irwin added comment about building for future development and transportation options. DiNapoli provide comment that the ordinance can be revised as technologies and transportation options arise. Bianco added that even having these minimums may eliminate the ability of some old structures being able to do any affordable conversions. Moore provided comment feeling the Task Force came to the right conclusion.

Gould highlighted that a mention of a Traffic Impact Study is used in 27-405.2. Denlinger and Goldstein will address.

Gould commented on something not addressed by the Task Force, housing density location, suggesting building height could address it, citing the 224-226 Nutt Road project. Denlinger provided that this was addressed in 27-301.1.E, adding a height restriction.

Gould would like to propose that the Residential buildings used in other districts, still utilize the 25% modification for all development standards except height.

Carnevale suggested that Deck should include "metal," commented on HARB boundary, Kennel number of dogs, odd-shaped lots.

Carnevale/Irwin/Goldstein discussed forestry and mineral extraction as per the Commonwealth requirements.

Irwin commented on the EV requirements.

Public Comment:

Kirsten – 204 Main – Provided comment as to Neighborhood Center versus Neighborhood Center.

Irwin recommend Borough Council approve the ordinance.

DiNapoli seconded.

Motion carried 7-0.

- IX. Committee Member Updates/Discussion
 - a. Irwin provided an update on the PRPC meeting wherein an initiative is being presented to start negotiations with Norfolk-Southern to reinstate the Devault Line.

- X. Adjournment
 - a. 7:37PM