

# Phoenixville Planning Commission

## MINUTES

Thursday – November 13, 2025

6:00 PM

- I. Call to Order
  - a. 6:00
  
- II. Pledge of Allegiance
  - a. Complete
  
- III. Roll Call
  - a. Present
    1. Catherine Bianco (Chair)
    2. Amanda Irwin (Vice Chair)
    3. Joe Sikora
    4. Tom Carnevale
    5. Raffaello Di Napoli
    6. Josh Gould
    7. Jahan TavangarSolicitor Scott Denlinger  
Engineer Leanna Colubriale  
Land Planner Stacy Yoder  
Manager Jean Krack  
Planning Director Dave Boelker  
Borough Council Liaison Brian Moore
  
- IV. Approval of Minutes
  - a. October 9, 2025  
Motion to approve as submitted by Irwin.  
Seconded by Sikora.  
Motion carried 7-0.
  
- V. Updates / Correspondence
  - a. None
  
- VI. Public Participation
  - a. None
  
- VII. Old Business
  - a. None
  
- VIII. New Business
  - a. **2025-04 Phoenixville Chipotle Pad Site – Nutt Road, LP – 1000 Schuylkill Road - 15-7-17.1:** The redevelopment project consists of the construction of a new drive-through restaurant building and other associated improvements. The previously approved car

wash facility, drive-through coffee shop, and existing self-storage building will remain unchanged.

**Presenting:** Counsel Debra Shulski, Civil Engineer Anand Bhatt, Traffic Engineer Frank Tavani. They will be introducing the project and giving an overview, not necessarily seeking an approval this night, but would like to have commissioner feedback and they will revise the plans for a future submission. This project will utilize the overabundance of parking of the former Kmart. This will reduce overall impervious from existing 87% to 83%. Bhatt has had discussions with all three consultants.

**Letters:**

**RVE:**

3 – Waiver request, scale on plan. No objection.

5 – 5' sidewalks on internal lanes versus 10'.

6 – Pedestrian route is needed. Bhatt intended on utilizing grade change to deter pedestrian access from the self-storage parking area to walk to the Chipotle.

Parking counts needs clarification.

Easement documentation will be provided for review. It needs to provide for construction, not just access.

2' radius is utilized in areas that are needed for angled parking area.

Sikora/Bhatt/Gould – Discussion on circulation of traffic through adjacent businesses and parking at adjacent businesses. The peak hours of the two businesses are opposing, AM to PM. Architectural plans that have not been presented yet, show 60 seats. Circulation intent is to get all vehicles well into the site first to provide queuing opportunities.

Tavani provided a detailed description of the intent and advantages of the circulation. Additional wayfinding would help as well.

Denlinger/Tavani/Andersen – Comments that neither businesses are legally required to remain with their current tenants or business/time models (AM vs. PM).

Bianco/Andersen/Denlinger – Comments on the internal queuing's importance to maintain queuing on the site, not affecting the signalized entrance on SR23. Mention of the Bowman letter suggesting a more in-depth traffic analysis be presented.

Bhatt/Irwin – Comments on possibility of rotating the building. The queuing is reduced, based on the business model of pick-up only.

**Gilmore:**

Yoder reviewed the letter, mentioning the Conditional Use approval needed notation on the plan, number of seats to be shown on the plans, landscaping, tree protection and lighting requirements.

**Solicitor Comments:**

Denlinger/Shulski discussed the Conditional Use expiration and how it may be addressed.

**Commission Discussion:**

Gould/Andersen – truck template will be provided for circulation toward self storage.

Tavani requested clarification if internal study is desired as discussed or one focused on the signalized intersection as described by Bowman. Bianco suggested that the commission is more concerned about and requests info on internal circulation, safety, turning and potential separation.

**Public Comment:**

None.

- b. **2025-05 800 Bridge Street SDDL – 800 W Bridge, LLC – 80 W. Bridge Street – 15-12-234:**  
The redevelopment proposes proposing to subdivide existing vacant residential site into two (2) lots for the construction of two (2) single-family detached dwellings.

**Presenting:** Engineer Dennis O’Neil provided the summary of the project, not seeking an approval this evening, instead looking for discussion of higher level topics, including potentially not dedicating additional ROW, but intending on providing pedestrian sidewalk with public easement. York Street is the other topic, seeking to limit the improvements here, regarding curbs and radii.

**Letters:**

**RVE:**

5 – Ringold Street – ROW width of 50’ is required by ordinance.

9 – Discussion of unique grades on site, creating the need for this waiver.

16 – Bridge Street curb and sidewalk will be replaced.

20 – Steep slopes waiver request.

26 - O’Neil suggested that streetlighting exists on both streets. Waiver may be requested to not provide additional.

Gould/O’Neil/Denlinger – Comments on driveway distance to Ringold, ROW width and orientation/direction of York Street, title report.

Sikora/O’Neil – Discussed grading, retaining wall and improvement of streetscape with landscaping.

Moore/O’Neil – Discussion on ROW width, sidewalks, site features. Moore appreciates targeting a first- time homebuyer price point.

**Gilmore:**

Yoder reviewed the summary of the letter, O’Neil stating that he had not received it.

**Solicitor Comments:**

Denlinger suggested that a waiver request letter is required, and to make sure that all that are needed, are listed with explanations of need.

**Public Comment:**

None

- c. **2025-06 - Station Hill Subdivision and Land Development Sketch Plan - Audubon Land Development Corp. - 15-9-76.1, 15-9-78.1:** The development project and plan propose fourteen (14) twin units fronting on Vanderslice Street, divided by Gay Street. Each unit is proposed to have a front porch, garage and driveway. Three (3) parking spaces will be provided for each unit (1 garage/2 driveway). The plan will also provide for stormwater management, landscaping, utilities and lighting not yet shown.

**Presenting:** Kestra Kelly BL Companies provided a summary of the project, suggesting that nearly everything in the Gilmore letter is a will-comply.

**Letters:**

**Gilmore:**

Lot 2 being in HARB requires approval for such.

Build-To line need be shown, parking depth and supply,

Denlinger described how the two tracts are likely to have slightly differing standards to follow, one being over an acre, one being under.

Bianco/Kelly – Discussion on street parking, clearing trees for paving, street trees.

Moore/Kelly – Discussion on grading and fill needed for a safe, usable backyard, stormwater facilities.

Moore – Provided comment on the presence of Borough trees bordering Lot 1.

Bianco/Kelly/Gould – Comments to the ability to back out into the street from the lots.

**Solicitor Comments:**

Denlinger suggested that in designing the project, pedestrian connectivity should be considered with a connection across Onward Avenue.

**Public Comment:**

None

- IX. Review of Project Dates
  - a. November 2025
    - Carnevale made a motion to deny 800 W. Bridge unless an extension is granted.
    - DiNapoli seconded.
    - Motion passed 7-0
- X. Review of Zoning Ordinance or SALDO
  - a. None
- XI. Committee Member Updates/Discussion
  - a. Gould/Denlinger comments on the 435 Vanderslice waiver request that occurred after the PC recommendation.

- XII. Adjournment
  - a. 8:05PM