

Phoenixville Planning Commission

MINUTES

Thursday – December 11, 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. Tom Carnevale
 4. Raffaello Di Napoli
 5. Josh Gould
 6. Jahan Tavangar
Solicitor Scott Denlinger
Engineer Leanna Colubriale
Land Planner Judy Goldstein
Manager Jean Krack
Planning Director Dave Boelker
Borough Council Liaison Brian Moore
 - b. Excused
 1. Joe Sikora

- IV. Approval of Minutes
 - a. November 13, 2025
Motion to approve as submitted by DiNapoli.
Seconded by Gould.
Motion carried 6-0.

- V. Updates / Correspondence
 - a. None

- VI. Public Participation
 - a. None

- VII. Old 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: Civil Engineer Chirag Thakkar, President of the GP Nutt Road., LP, Arnold Andersen.

Andersen and Thakkar relayed the alternative layouts that were presented, exhibiting the pros and cons of each of the alternatives. Goldstein and Andersen discussed the concerns of showing stacking in a drive-aisle.

Bianco suggested that it would be helpful for there to be whole-site exhibit showing directional plans.

Gould/Andersen discussed specificity of a combined ADA/EV parking space shown. To be clarified.

Irwin/Andersen/Thakkar discussed providing perpendicular parking in the southern area of the "Alternative Site Layout."

Denlinger suggested that Andersen and his design team work more directly with staff and consultants.

Andersen will reach out to Chipotle to procure data on stacking in this model and standard pickup areas.

Carnevale/Andersen discussed the required parking of CubeSmart as related to the number of entrances, and actual use of the spots closer to the main/front doors.

Moore offered support that the queuing data would be ultimately very helpful in determining likelihood of the stacking count and thus shown on the exhibits.

Bianco/Carnevale/Andersen discussed truck turning into CubeSmart, adding directional signage for truck access.

Public Comment:

None.

VIII. New Business

a. None

IX. Review of Project Dates

a. December 2025

X. Review of Zoning Ordinance or SALDO

a. Zoning Amendment - Industrial Use, Auto Supply Store, Detention Center, Parking Dimensions

Carnevale made a motion to recommend Council approve the zoning amendment with the deletion of the administrative staff reference in 5) b).

DiNapoli seconded.

Motion passed 6-0.

- XI. Committee Member Updates/Discussion
 - a. Irwin updated recent PRPC projects.

- XII. Adjournment
 - a. 7:37PM