

**Phoenixville Planning Commission**

**AGENDA**

Thursday, March 12, 2026

6:00 PM

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes
  - A. February 12, 2026
- V. Updates / Correspondence
- VI. Public Comment
- VII. Old Business
- VIII. New Business
  - A. 2020-03 - Odessa Major Amendment – Franklin Phoenixville, LP - 15-4-56, 15-4-56.1, 15-4-49: The Major Amendment proposes a new circulation pattern through the development, connecting at the north of the site to a newly-proposed project along Township Line Road that itself makes an aligned connection to Gauge Street in East Pikeland Township.
  - B. 2026-01 - Township Line Road Development – Franklin Phoenixville, LP - 15-4-44 through 15-4-49: The proposed development consists of the construction of thirty-nine (39) townhouses with private and public open spaces along Township Line Road. The project proposes to connect to the Odessa Development, moving the primary West access road from 918 to 908 Township Line Road, aligning with Gauge Street in East Pikeland Township. A one-way ingress point is proposed at 918 Township Line Road. The creation of local access streets with on-street parking and alleys, public water and sewer, and stormwater management are proposed as part of the project.
  - C. 2026-03 - 101 High Street - Providence Capital Group, LLC - 101 High Street - 15-5-533, 534, 534.1, 534.2, 534.3: The project and plan propose to combine 5 parcels at the location to build a single, 4-story multifamily residential building with associated stormwater management, parking, landscaping, lighting and other improvements.
  - D. 2026-04 - 522 Washington Ave Sketch - Bernard Russell - 15-13-112: The existing parcel is being subdivided into 2 lots. Lot 1 will retain the existing house and Lot 2 will be developed with a single-family detached dwelling, parking and associated improvements.

- IX. Review of Project Dates
- X. Review of Zoning or SDDL Ordinance
- XI. Committee Member Updates/Discussions
- XII. Adjournment