

# Phoenixville Planning Commission

## MINUTES

Thursday – February 12, 2026

6:00 PM

- I. Call to Order
  - A. 6:00
  
- II. Pledge of Allegiance
  - A. Complete
  
- III. Roll Call
  - A. Members Present
    1. Chairperson Catherine Bianco
    2. Tom Carnevale
    3. Josh Gould
    4. Joe Sikora
    5. Raffaello Di Napoli
    6. Jahan TavangarSolicitor Colleen McGrath  
Engineer Leanna Colubriale  
Land Planner Stacy Yoder  
Borough Manager Jean Krack  
Planning Director Dave Boelker  
Borough Council Liaison Brian Moore (6:20)
  - B. Excused
    1. Amanda Irwin
  
- IV. Approval of Minutes
  - A. January 8, 2026  
Motion to approve as submitted by Sikora.  
Seconded by Gould.  
Motion carried 5-0-1.
  
- V. Updates / Correspondence
  - A. None.
  
- VI. Public Participation
  - A. None.
  
- VII. New Business
  - A. **2025-03 – MDM Preserve/Taylor Street Park – Phoenixville Borough:** Part one of the project consolidates TPN 15-4-8.3, 15-4-10.99, 15-4-13, and a portion of 15-4-18. Part two of the project adds the Borough's portion of the recently vacated unopened portions of Wilson Street and Emmett Street and reduces TPN 15-4-18 in size to only that of the usable portion of the Taylor Street Park.

**Presenting:**

Jean Krack summarized the background of land gifting from others to the Borough, street vacating, providing additional space to an adjacent property owner, transparency of process and requesting a recommendation from the Commission. All consultant letters are Will Comply. Krack's fear of snakes confirmed by firsthand testimony.

**Commission Discussion:**

Tavangar/Krack – Discussed the consideration of a trail, ultimately not included, for the benefit of fauna.

Carnevale/Krack – Discussed adjacent property owners' responsibility to claim the paper streets being vacated.

**Public Comment:**

None.

**Recommendation:**

Carnevale made a motion to recommend approval with Standard Terms.

DiNapoli seconded.

Motion passed 6-0.

- B. **2026-02 - 151 Columbia Ave SLD Sketch Plan - WE Real Estate Partners, LLC - 15-11-3.2:** The existing parcel is being subdivided into 4 lots. Lot 1 will retain the existing house (fronting on Columbia Avenue. Lots 2-4 will be developed with Townhomes and will front on Montgomery Avenue.

**Presenting:**

Joel Comanda of InLand Design provided an overview of the property as it exists and proposes. All utilities, regardless of proposed lots, will have to come through the existing property via easements. Comanda acknowledged there may be some issues that need resolved.

**Review Letters**

**Gilmore:**

Build-To - Comanda referenced an accessory structure for the build-to along Montgomery. They intend to apply for a variance to place the houses closer to the street, more in conformance with current zoning.

Lot Area – The math will be shown how the minimums have been determined.

Side Yards – The side yard was based off an accessory structure, since 8/2025 adoption of the current zoning ordinance, being required to be measured using existing primary structures.

Lot Depth – The math will be shown as compliant, but a variance will also be needed for some of the odd lot depths at the west, make the minimum for the project more than half of what can be provided.

Parking – Currently shown to the rear of the townhomes, and the side of the existing parcel.

Street trees, sidewalk and curb will be provided and/or replaced as necessary. Screening will be provided upon later submissions.

Montgomery has “interesting” ROW versus travel lane widths. May be seeking a variance and waiver to include sidewalks.

Existing street lighting will be examined to determine if sufficient to satisfy the ordinance.

**Commission Discussion:**

Sikora commented that he appreciated the comprehensive addressing of the items he had identified.

Krack/Comanda/Carnevale – Discussion of ROW width and plans for the Devault line creation, specifically as it relates to sidewalk inclusion.

Moore/Comanda – Discussion on home size that may be proposed; a sidewalk inclusion.

DiNapoli/Comanda – Stormwater management will be developed underground at later engineering.

Gould/Comanda – Discussion of variance asks.

Boelker/Comanda – Discussion of alternate layouts, variance and waiver requests.

**Solicitor Comments:**

None.

**Public Comment:**

None.

**C. Consideration of Plan Extension by Filmore West, LP (15-5-1)**

McGrath provided a summary of the nature of the requests to the PC.

Carnevale/Boelker/Bianco/Sikora – Discussion of the open zoning hearing case, how extensions work.

McGrath provided that this scenario is an outlier.

**Public Participation:**

David Saneck and Irene Hilly (applicants) relayed that the Engineer suggested a 30-day extension to get a design team together.

Gould/Saneck/Boelker/McGrath – Discussion on dates, applicable ordinances, Borough legal exposure, feasibility considering timelines.

Motion to recommend Council not accept the plan extension for the project by Carnevale.  
Seconded by Sikora.  
Motion passed 6-0.

**D. Consideration of Plan Extension by Franklin Apartments, LLC (15-5-11)**

McGrath provided a summary of the nature of the requests to the PC, similar to the prior agenda item.

Sikora/Boelker/Carnevale – Discussion of zoning ordinance in effect.

**Public Participation:**

David Saneck and Irene Hilly – Same

Carnevale offered that the prior plan submissions requested 6 waivers.

Motion to recommend Council not accept the plan extension for the project by Carnevale.  
DiNapoli seconded.  
Motion passed 6-0.

VIII. Old Business

- A. **2013-11 - Fillmore West - Filmore West, LP - 15-5-1:** To construct ministorage units and retail.

**Recommendation:**

Recommendation to deny the project by DiNapoli.  
Sikora seconded.  
Motion passed 6-0.

- B. **2017-09 - Franklin Apartments - Franklin Apartments, LLC - 15-5-11:** To subdivide and to construct a 6-unit building.

**Recommendation:**

Recommendation to deny the project by DiNapoli.  
Sikora seconded.  
Motion passed 6-0.

IX. Review of Project Dates

- A. February 2026

X. Review of Zoning or SALD Ordinances

- A. None.

XI. Committee Member Updates/Discussion

- A. Moore provided an update to the Commission about an approved project (Steelworks) having gone into an agreement to demolish the structure. He additionally updated the commission on two roadwork projects that will be moving forward.

XII. Adjournment

- A. 7:29PM