

## Phoenixville Planning Commission

### AGENDA

Thursday, May 14, 2026

6:00 PM

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes
  - A. March 12, 2026
- V. Updates / Correspondence
- VI. Public Comment
- VII. New Business
  - A. 2026-05 - Station Hill SDDL 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.
  - B. 2026-06 - Habitat for Humanity Church Street Condos Sketch - Hankin Ventures, LLC - 374 Church Street - 15-9-358: The development project and plan propose forty-eight (48) apartment units [(18) 1-bedroom and (30) 2-bedroom units] and on-site parking.
- VIII. Old Business
  - A. 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 five (5) parcels at the location to build a single, 4-story multifamily residential building with associated stormwater management, parking, landscaping, lighting and other improvements.
  - B. 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.
  - C. 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-three (33) 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.

- IX. Review of Project Dates
  - A. May 2026
- X. Review of Zoning Ordinance/ZHB Applications
  - A. ZHB 2026-02 - 151 Columbia
- XI. Committee Member Updates/Discussions
- XII. Adjournment