

Phoenixville Planning Commission

AGENDA

Thursday, August 13, 2026

6:00 PM

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Comment
- V. Approval of Minutes
 - A. July 9, 2026
- VI. Updates / Correspondence
 - A. International Building/Fire Code Reviews of Land Development Plans
- VII. New Business
 - A. 2026-07 - 501 Gay Street Sketch MCHL 1, LLC - 501 Gay Street - 15-13-556: The project proposes to subdivide the existing parcel into 2 lots. Lot 1 will retain the existing 4-unit multifamily building at the corner of Gay Street and Third Avenue. Lot 2 will contain a detached building (TBD) and will front on Gay Street. Parking for both lots will be accessed from Jones Street in the rear.
 - B. 2026-08 – HSPA Parking Lot – Historical Society of the Phoenixville Area – 100 Main Street – 15-9-417: The application and plan propose to construct an on-lot parking area for the use of the Phoenixville Area Historical Society staff and visitors.
- VIII. Old Business
 - A. 2026-05 - Station Hill SLDL Plan - Audubon Land Development Corp. - 15-9-76.1, 15-9-78.1: The development project and plan propose twelve (12) 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. 2026-01 - Township Line Road Development – Franklin Phoenixville, LP - 15-4-44 through 15-4-49: The proposed development consists of the construction of thirty-one (31) townhouses with private and public open spaces along Township Line Road. The project proposes to connect to the Odessa Development. A two-way egress/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
- X. Review of Zoning Ordinance
- XI. Committee Member Updates/Discussions
 - A. PRPC Model Ordinance: Data Centers
- XII. Adjournment