

The Borough of Phoenixville
Revised Planning Commission Meeting Minutes
July 24, 2008

1. Call to Order/Pledge of Allegiance

The July 24, 2008 Planning Commission (PC) meeting was called to order by Vice-Chairman George Martynick at 7:00 p.m. with the Pledge of Allegiance to the Flag of the United States of America.

2. Roll Call

Present were: Marcia Eldred, James Evans, Jennifer Faggioli, George Martynick, and David Saneck. Absent excused: Debra Johnston and Bev Wassel. Also present was Ray Ott, Planning Consultant.

3. Announcements/Correspondence:

David Saneck made a motion to send a copy of the Phoenixville Library Sketch Plan and PowerPoint booklet to Chester County Planning for review. Seconded by J. Faggioli. Motion passed unanimously.

4. Approval of Minutes - July 10, 2008 :

Motion made to table minutes by Jennifer Faggioli, seconded by Teena Peters. Motion passed unanimously. James Evans recused himself from the PC.

5. Public Participation (limited to 30 minutes; with a 3 minute time limited per speaker for agenda items only).

1. Barry Chendorain, 99 1/2 Starr Street spoke not in favor of the St. Nicholas Place project.
2. Cliff Bohson 111 Church Street, St. Peter's Place spoke in favor of the St. Nicholas Place.

6. Zoning Hearing or Conditional Use Applications: None

7. Old Business

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| 1. PCE 08-05: | 55 Starr Street |
| Tax Parcel: | 15-10-97 and 15-10-98 |
| Property Address | 55 Starr Street |
| Proposed Development : | To provide 80 units of senior citizen housing
And one (1) staff unit |
| Applicant: | St. Peter's Housing Development Corp.
111 Church Street
Phx, PA 19460 |
| Zoning Amendment: | A. Hibbelin Engineering, Blue Bell, PA |
| Applicant Received | 6/04/08 |
| Action Needed | Indefinite |

Presenting for St Nicholas Place were: Rowan Keenan, Mark Clemm, and James Evans

Discussion began with Teena Peters questioning whether we are reviewing the plan or the plan ordinance. G. Martynick said that you cannot review a plan without an ordinance, therefore, the ordinance needs to be discussed first. It was noted that the proposed ordinance came from Borough Council and was revised by Mr. Keenan. G. Martynick wants to know what is the time frame for approval of the HUD 202 request for reservation of funds. J. Evans replied that the reservation for funds was submitted in June with proposed zoning amendment, with a final by September. G. Martynick questioned why age 55 is in the proposed ordinance when the HUD 202 requirements call for age 62. G. Evans replied that new federal mandates will be 62 years of age or older and that the change will be made, but currently age 55 is the standard. He also noted that frail, elderly housing allows them to include in the budget a professional service coordinator to do a 'needs assessment'. It also allows for \$15 per month per apartment to pay for house keeping. There was discussion about independent, assisted and full-care living facilities. J. Evans commented that HUD has eight activity of daily requirements (ADL): household management, house keeping, medicine organization (not administration), meal assistance, and transportation. If one provides 4 ADL's then you qualify as a 'frail' elderly facility.

Discussion centered around a life care facility definition and correcting it in the ordinance as well as correcting it in the Table of Definitions in the Phoenixville Borough Zoning manual as found in **Section 27-203**. M. Eldred was concerned about seeing more of these facilities on the property since there is land to build them. J. Evans replied that a nursing home use is a ' by- right use' in the C/O zoning right now and that the proposed ordinance under discussion will not be a 'by-right use', but a conditional use.

Teena Peters said that in regards to **Section 27-2802** that a proposed life-care facility ordinance definition will need to replace the current life-care facility definition found in **Section 203- Sub I, p.27-37**. Ray Ott commented that frail elderly could be accommodated within the existing ordinance under life-care facility definition as found on **p.27-37**. As discussion progressed, the use of the term 'senior housing' was developed. In the proposed ordinance **Section II A**, paragraph 2, the period after the word 'lease' was removed and the word 'which' inserted. On the short title page of the proposed ordinance, the by-right wording was changed to conditional use in the first paragraph. It was noted that this revised zoning amendment use is only proposed for the C/O zoning district. It also should be noted that **Section 4b** under Support Facilities was *deleted* from the ordinance as well as **Section 5** concerning fire protection; **Section 6** deleted concerning location to services and that a transportation plan shall be available or provided as part of conditional use process; **Section 7** deleted concerning safety features; and **Section 8** deleted concerning life-care facilities in other districts.. Under **Section III** of the proposed zoning ordinance, it was decided that parking would not be permitted in the front yard between buildings and the public street. Also, a shared parking arrangement is to be considered. Also, in the Borough Zoning Manual **Section 27-2802**, item 13 will be added which will add 'senior housing'. Also, under Performance

Standards, it should be noted that 540 square feet per apartment is only for government subsidized housing; all other senior housing is to be 600 square feet minimum per apartment.

Also, a letter was read from Mr. Edwin Hammond, Audubon, PA about environmental concerns on the property. Mr. Evans responded that the property has passed environmental phases I, II, and III.

Mr. Clemm will produce a revised zoning ordinance for July 25, 2008 considering all the changes requested by P.C.

8. New Business: None

9. Review of Proposed Ordinances: None

10. Public Participation: A second public participation was held before the vote.

1. Teresa Ott, 32 Tyrone Road, Phoenixville, presented a petition with many signatures against St. Nicholas Place. Mr. Clemm commented that the terms of presenting the petition made it irrelevant.

2. B. Chendorain spoke against the project for the second time.

7. Old Business - Continued

After the second Public Participation, there was a return to item # 7 Old Business. A motion was made by Teena Peters: Planning Commission is not in favor of residential use on this site, however, if it is Council's desire to adopt an ordinance to address a zoning ordinance as requested by St. Peter's Housing Development Corporation, PC recommends that Council advertise and submit to Chester County Planning Commission and adopt a proposed ordinance as amended pursuant to the recommendations of PC at its 7-24-2008 meeting. Motion was seconded by M. Eldred.

During discussion on the motion, D. Saneck asked if the proposed project could be located somewhere else on the site. Mr. Clemm replied that the Holy Ghost Church engineers said it could not be located anywhere else on the site.

A roll call vote was called: M. Eldred, Yes; D. Saneck, No; J.Faggioli, yes; T. Peters, yes; G. Martynick, No. J. Evans abstained. Motion passed 3 -2-1.

Motion to adjourn by T. Peters.

Respectfully Submitted,

Dr. David Saneck, Secretary, Phoenixville Planning Commission

Note: These minutes are revised simply to reflect the vote taken on the PCE 08-05: 55 Starr St Zoning Amendment