

Minutes
Phoenixville Planning Commission
October 9, 2008

1. Call To Order/Pledge of Allegiance: The meeting was called to order at 7:08 p.m. by PC Chair Debra Johnston with the Pledge of Allegiance to the United States of America.

2. Roll Call: Present were: Marcia Eldred, James Evans, George Martynick, Teena Peters, David Saneck. Jennifer Faggioli absent. Also present were Ray Ott-Borough Planner, Bev Wassel-Borough Staff. Neither Engineer nor Solicitor was present.

3. Announcements/Correspondence: A letter dated 10/02/08 was received from Carnevale Eustis Architects stating that the existing and proposed site plans for the Phoenixville Public Library were submitted to the Chester County Planning Commission for preliminary review.

4. Approval of Minutes:Meeting of 09-11-08. George Martynick motioned to accept minutes of 09-11-08.Second by Marcia Eldred. Approved 3-0-2, with Teena Peters and Marcia Eldred abstaining.

5. Zoning Hearing or Conditional Use Applications: None.

6. Old Business:

a) PCE 08-11: Barto Redevelopment, Tax Parcel: 15-9-82, 15-9-83, 15-9-86, 15-9-89, 15-9-90, East Bridge & Hall Streets, Mixed use residential, commercial, office. Ryan Costello and Manny DeMutis discussed their proposed Zoning Amendment. Mr. Costello wants the ordinance to be revised according to Ray Ott's review letter except that he wants the "conditional use" changed to a "by right use".T. Peters says that a by right use leaves the Borough wide open in the event the project is sold and developed by another developer. R.Costello says that conditions can be attached at the land development stage.There was also discussion concerning parking for the project as it was felt by some commission members that it was underparked.It was decided to allow public participation before finalizing the Proposed Zoning Ordinance Amendment.

***Public Participation(limited 30 minutes)**

1. Charles Conrad, 529 W. Bridge St.,Phx, Mr. Conrad was told by a Realtor that he had to move to accommodate the project.He was reassured by the PC Chair that he did not have to move unless he sold, and that the notice that he received from the Borough was only a notice of this meeting.

2.Andrea Miskiewitz, 123 Buchanan St.,Phx.She read a letter stating that the increased traffic from the Barto Towers will present a danger to children and property.She wants parking and traffic manageable.She is especially concerned about traffic impact on one-way Buchanan St. She feels the 14-story towers are like King Kong looking in the windows and blocking out the sky.

3. Ian McClusky, wanted to see the Barto Plan.

4. Bill Martin, Buchanan St., Phx., feels the building is too high for the character of the town. He believes Phoenixville has a village character, not an urban center.

Public Participation ended.

Discussion returned to the Proposed Zoning Ordinance Amendment. Much discussion centered around permitted by right uses in LICO 2 in the upper floors of the proposed commercial buildings. After much discussion, a motion was made by Teena Peters, second by Marcia Eldred that PC recommend to Borough Council to adopt the Proposed Zoning Ordinance Amendment according to Ray Ott-Borough Planner- Sept. 26, 2008 Letter with the exception of the recommendation #1 Conditional Use to be deleted and all non-residential uses above second floor to be by Condition. David Saneck spoke that Conditional Use should be kept in the Proposed Zoning Ordinance Amendment. James Evans also wished that we had maintained the Conditional Use approval. Ryan Costello stated that the revised Zoning Amendment will be sent to the Borough Solicitor Andrew Rau, the PC Solicitor Kim Venzie, the Borough Planner Ray Ott, and the Chair of PC Debra Johnston. Motion passed 4-1, with David Saneck dissenting.

The Oct 23, 2008 meeting was cancelled due to no business.

7. New Business: None.

8. Review of Proposed Ordinance:

9. Adjournment: George Martynick motioned to adjourn the meeting.

Respectfully submitted,

Dr. David M. Saneck, Secretary, Phoenixville Planning Commission