

**Minutes**  
**Phoenixville Planning Commission**  
**November 20, 2008**

**1. Call to Order/Pledge of Allegiance:** The meeting was called to order at 7:07 p.m. by Chair Person Debra Johnston with the Pledge of Allegiance to the United States of America.

**2. Roll Call:** Present were Marcia Eldred, James Evans, Jennifer Faggioli, George Martynick, Teena Peters, and David Saneck. Tom Ballman of Ray Ott Associates, Borough Engineer Jack Seber of Czop-Specter, Bev Wassel of Borough Staff.

**3. Announcements/Correspondence:** None.

**4. Approval of Minutes:** Motion to accept the minutes of November 13, 2008 by George Martynick, second by Jennifer Faggioli. Minutes approved with Teena Peters abstaining.

**5. Zoning Hearing or Conditional Use Applications:** None.

**6. Old Business:**

a) **PCE 08-10, Fairview Housing**, Tax Parcel: 15-4-67-E & 15-4-41-E, Property Address: NW Corner of Fairview Avenue & Grant Street. Presenting for Pennrose Properties were Ron Knabb, John McDonnell, and Timothy Henkel. A new plan was presented showing a Boulevard-type entrance and a new emergency access through the neighboring church parking lot. Housing units were reconfigured according to a meeting between Borough Manager E. Jean Krack, Penrose Group, and two Community Garden members. Penrose Prop. wants to increase the number of units from the allowed 36 units to 50 units. James Evans wants to know what is the hardship reason for this? David Saneck asked if increasing the number of units takes land away from the Garden? He believes the presence of the Garden has an ameliorating effect on the present Project. Also a future connection to the proposed Fillmore Village was shown. Parking issues were discussed as well as emergency fire truck access. James Evans questioned how the proposed playground would be designed and would there be a fence? David Saneck also questioned whether they would secure or fence the railroad siding gulley?

After lengthy discussion, Pennrose prop. said that they will return with a revised sketch plan.

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

1) Ken Mitchell representing the Bethel Baptist Church says that the major impact of the project is on the Church. The church will grant an easement for the new proposed emergency access.

2) Rev. Linda Gruber, St. John's UCC, said that they will lose the prime soil part of the Garden and will not be able to produce their current yields. She stated it will take 8 years to restore the damaged garden soil. She noted that all gardeners are required to

give away 10% of what they grow to the needy, and most give away much more. Also an alternative layout for the houses was presented. The Chair noted that this document was not time-date-stamped, but was allowed by the Chairperson.

3)Doreen Passekoff talked about how the garden soil will be damaged by the new plan and wants 6 houses removed that negatively affect the Garden.

4)Ed O'Neil, Morgan St. has been with the garden since its conception and states that the garden not only produces food, but hope for people in difficult economic times.

**b) PCE 08-12: 375-379 First Avenue Subdivision(Shaffer),**Tax Parcel: 15-13-205, Proposed Address: 379 First Avenue. Mark McNally, E.Coventry, was told that he might need to go to ZHB for this project. Mr. McNally will go back to the Shaffers to see if building to the infill-lot ordinance is acceptable to them.

c) Phoenixville Regional Review Letter(Barto): None.

7. New Business:

8. Review of Proposed Ordinance: None.

9. Adjournment: Meeting was adjourned by Teena Peters at 9:50 P.M.

Respectfully submitted,

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