

Meeting Minutes
Phoenixville Planning Commission
December 11th, 2008

Call to Order by Deb Johnston, Chairwoman, at 7:00 pm

Members present: Johnston, Martynick, Peters, Eldred. Evans arrived at 7:20.

Members absent: Faggioli and Sanek

Also present: Borough Planner, Borough Engineer, Ms. Wassel

A motion was made by Mr. Martynick to approve the minutes of 11/20/2008 and seconded by Ms. Eldred. Motion passed 4-0.

375-379 First Avenue.

Mr. Schaeffer representing the applicant. Mr. Schaeffer declares that the applicant is not opposed to the zoning amendment presented to him by the planned with the exception of Section 5. The applicant would prefer that it be changed to a 2 story minimum. Ms. Johnston proclaims that if the ordinance was not passed, the applicant would need a variance. Mr. Ott said that the building needs to fit with the neighborhood. The applicant will return for a January approval.

PCE-08-07: Phoenixville Public Library

Mr. Carneval, Mr. Novack, and a representative from Rettew Engineers representing the applicant. The applicant presents the Rettew traffic study commissioned by the applicant including the discussion of methodology, timeline, correspondence, and survey. The points of the review letter of the Fire Chief were discussed. Mr. Evan's explored the issue of emergency response times and diagonal parking on Main St. Mr. Martynick wanted "back in" diagonal parking. Mr. Seber wants more parking on 2nd ave. Mr. Ott questions why people continue to use bad intersections. No one had an answer to his inquiry. Ms. Eldred points out that the survey shows that most people drive to the library and don't necessarily use the park during visits. Ms. Peters brought up problems with teens and the library. Ms. Peters said that the Library needs to contact police regarding the impact to dogwood week also the Fire Chief letter needs to be a condition of approval.

Mr. Martynick reads and submits the letter written to the Commission by Mr. Sanek. Mr. Martynick believes that the Library needs to address the ROW issues before any approval can be given by the Planning Commission. Mr. Novack says that it is an issue that will be started quickly. Ms. Eldred wished there was another option for the library and her concern is for the integrity of the park. Mr. Carnevale explains the park/library

connection. In closing Mr. Novaek say that they will go to Council next to address the ROW issues.

11 members of the public addressed the commission regarding this issue. (6 against the expansion and 5 in support). The public that are against the expansion brought up issues such as the closing of the street, parking issues and traffic. The ones in support brought up issues of the need for expansion and walkable communities.

PCE-08-15: Village of Eland Shopping Center

Representatives of the 113 Development Corp as well as Ryan Costello presenting a sketch plan for the redevelopment of the property. The applicant claims that the current situation they are in is dire and they need to redevelop. They want to add a residential component. Further explanation of the sketch plans were discussed. The shops will be rearranged and will remain open during a phased construction. Ms. Peters ask about traffic patterns. Mr. Martynick would like to see a traffic light at Rt. 113. Ms. Peters is concerned about traffic flow around the proposed pad site.

NOTE: MR OTT STATED 4 TIMES THAT "HE IS JUST A CONSULTANT"

MR CAENEVALE MADE IT CLEAR BY STATING 5 TIMES THAT HE IS A "RESIDENT"