

## Minutes

### Phoenixville Planning Commission

January 8, 2009

1. **Call to Order/Pledge of Allegiance:** Meeting was called to order by Chairman Debra Johnston at 7:07 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. Jack Seber-Borough Engineer, Ray Ott-Borough Planner, Bev Wassel-Borough Staff, and E.Jean Krack-Borough Manager. Absent/excused Teena Peters.
3. **Announcements/Correspondence:** Letters received from Council Properties extending action on the Preliminary/sub-division Plan until April 30, 2009. Also a letter from Kristen VanVlandren in support of the Phoenixville Library plan.
4. **Approval of Minutes of 12-11-08.** Minutes were not approved.
5. **Re-organization:** Re-organization was deferred until everyone is at the next meeting.
6. **Zoning Hearing or Conditional Use Applications:** PCE08-14: Phoenixville Plaza Shopping Center, Tax Parcel:15-8-16,15-8-16.1,15-8-16.2,15-8-16.3,15-8-16.4,27-2-47, Property Address:700 Nutt Rd. Robert Romain,Esquire, Bill Anderson of 422 Realty LP, Kerry Eck of Giant Food Store Real Estate and Tim Kelly of Commonwealth Engineers presented a Conditional Use Application for a Fuel Filling Facility at Phoenixville Plaza Shopping Center. The hours of operation would be between 6AM to 11PM and operated by Giant Food Stores. The applicant is seeking to abolish the old Eckerd drugstore and build a service station and possible future bank. There will be an attendant. There will be 4 double-sided pumps. Issues concerning Flood Plains, Traffic Flow, and definition of a Service Station were discussed. James Evans made a motion to recommend the project for Conditional Use. Jennifer Faggioli second. Motion was unanimous for approval.
7. **Old Business:** None.
8. **New Business:** None.
9. **Review of Proposed Ordinance:** a)NCR-2 Infill Zoning Amendment: George Martynick motioned to accept the NCR-2 Infill Zoning Amendment. Second by James Evans. Motion was approved 5-1.
10. **Adjournment:** Motion to adjourn by Marcia Eldred at 8:12PM.

Respectfully submitted,

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