

Minutes for August 13, 2009
Phoenixville Planning Commission

1. **Call to order/Pledge of Allegiance** to the United States of America by Jennifer Faggioli at 7:10 P.M.
2. **Roll Call:** Marcia Eldred, James Evans, Teena Peters, David Saneck, Kim Venzie-Bor. Solicitor, Ray Ott-Bor. Planner, John Seber-Bor. Engineer, E.Jean Krack-Bor. Manager. Debra Johnston-absent/excused.
3. **Announcements/Correspondence:** **Jennifer Faggioli announced a change in the order of the agenda.** It was announced that Ron Knabb will fill the expired term of George Martynick on Planning Commission.
4. **Approval of Minutes 07-09-2009** motion by Marcia Eldred, second by Teena Peters. Unanimous approval.

5. **Zoning Hearing or Conditional Use Applications**

- a) CUE 09-03:243 Bridge Street, Tax Parcel:15-9-37, Property Address:243 Bridge St. The applicant wants to open a childcare facility. She is applying for Conditional Use, since Daycare is permitted in DCOMM as a Conditional Use, however it requires an outdoor recreation area. T.Peters made a motion that Borough Council deny the Conditional Use since the application does not conform to the zoning. Second by M.Eldred. Approved 3-1.

*Public Participation(Limited to 30 minutes): None

b) ZHB 09-02: Review zoning application submitted by Michael Howell and Wes Hollis, 59 N. Main St. They want to open a 4-chair barbershop. They are requesting a change-of-use variance since the barbershop is not permitted in NCR-1 except as a home occupation. T.Peters made a motion that PC is in favor of the proposal at this site and recommend that Borough Council not oppose.

*Public Participation(Limited to 30 Minutes): Barry Cassidy said that CDC is in favor of the application.

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 Ave.& Grant St. Tim Hinkle presenting for Pennrose Properties said that Chester Co. Housing Authority will continue to own the land but Pennrose Properties will be the Manager. The project will require a Zoning Change.

*Public Participation(Limited To 30 Minutes): George Martynick spoke and requested that PC vote the Zoning change up or down. He recommends the zoning change go to the Zoning Hearing Board. He also states that the non-linear design is not consistent with the neighborhood. Doreen Pasercoff spoke concerning the preservation of the Labyrinth since it is good for mental health. Pat Banish,

President for the Consistory of St. John's Church spoke in hope of preserving the Garden. Mr. Hinkle stated that they are attempting to preserve the Garden.

7. New Business

a) PCE 09-11: One 9 One, Tax Parcel: 15-9-163 and 15-9-164, Property Address: 183-191 Bridge St. Ryan Costello, attorney, and Victor Barr of VLBJR presented. Their plan is to demolish buildings on proposed parcels and replace with a 6-story building with a 1st floor commercial and 5 floors of Residential Housing. They are proposing below-grade-automated-parking. They also stated that building will be "green".

*Public Participation(Limited to 30 Minutes): Ray Ott commented that height may be an issue in the Zoning Ordinance. Barry Cassidy spoke in support of the project.

b) PCE 09-12:254-256 Washington Ave., Tax Parcel: 15-9-755, Property Address: 254 Washington Ave. Michael Murray wants to subdivide a twin into two separate houses. It was discussed that Mr. Murray do a Title search and see if two separate deed parcels existed at one time. If so, then can do an Administrative subdivision but will still need a variance.

*Public Participation(Limited to 30 minutes):None

7. Review of Proposed Ordinance

8. Adjourned by Teena Peters.

Respectfully submitted,

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