

**Minutes**  
**Phoenixville Planning Commission**  
**December 10, 2009**

1. **Call to Order/Pledge of Allegiance** to The United States of America by Chair Debra Johnston at 7:05 P.M.
2. **Roll Call:** Marcia Eldred, Jennifer Faggioli, Ron Knabb, Teena Peters, David Saneck, Kim Venzie-Bor. Solicitor, Ray Ott-Bor. Planner, John Seber-Bor. Engineer, Jean Krack-Bor. Manager, Bev Wassel-Borough Staff. James Evans-absent/excused.
3. **Announcements/Correspondence:** Planning Commission Calendar for 2010.
4. **Approval of Minutes 11/12/2009:** Motion by R. Knabb to accept, second by J. Faggioli, T. Peters abstained, vote to accept 5-0-1.
5. **Zoning Hearing or Conditional Use Applications**

**ZHB 2009-06:** Review zoning application submitted by Michael Murray, 254-258 Washington Avenue. Public Participation (limited to 30 minutes). Applicant was absent. T. Peters made a motion, second by D.Saneck that if an extension is not received from the Applicant and the Applicant does not come to Planning Commission, then Planning Commission recommends that Borough Council oppose the application. Approved 6-0.

**6. Old Business**

- a) PCE 09-18: 525 Rhoades Street  
Tax Parcel: 15-5-184  
Property Address: 525 Rhoades Street  
Proposed Development: To construct 4 single family dwellings with one existing building  
Applicant: Accolade Properties, Inc.  
P.O. Box 997  
Media, PA 19063  
Preliminary/Final Plan: Ludgate Engineering Corporation  
10 Vanguard Drive, Suite 90  
Reading, PA 19606  
Application Received: 10/16/2009 (fees paid)  
Action Needed: 01/14/2010

Presenting for Accolade Properties were Mr. Ludgate, Mr. Pusey, and Mr. Mack. There was discussion about the neighboring property of Mr. Bill Davidson not having a survey that closed. It was decided that this does not affect the parcel on the plan that is before PC. R. Knabb motioned to recommend to Borough Council Preliminary/Final Plan approval and that the 4 waivers listed on the Plan be approved. T. Peters second, vote:6-0. Public Participation: None.

**7. New Business**

- a) PCE 09-16: Phoenixville Middle School  
Tax Parcel: 15-17-156-E, 15-17-158-E, 27-50-11-E, 27-50- and 27-50-13-E  
Property Address: 1330 Main Street  
Proposed Development: To construct a new middle school and an addition to

the high school  
Applicant: Phoenixville Area School District  
1120 S. Gay Street  
Phoenixville, PA 19460  
Final Plan: Renew Design Group  
P.O. Box 5151  
New Britain, PA 18901  
Application Date: 09/25/2009 (fees paid)  
Action Needed: 12/24/2009

Presenting were Len Harris, Renew Design, Damion Spahr, Levin Zuberoff of Reynolds Construction Mgt., and Ron Miller(PASD). Mr. Harris commented that Schuylkill Twp. requested an access trail along Rt. 29 which will be extended into Sch. Twp. in the future. The Trail is outside of the PENDOT right-of-way and is a 6 foot wide asphalt pavement within a 10 foot wide access easement. T. Peters commented that the major impact of the project is on the Phx. Bor. and that Sch. Twp. should give final approval first and then come back to Phx. for final approval. M. Eldred asked if the neighbors were happy with the project. Mr. Sparr commented that they were informed of all the meetings and that two neighbors are unhappy. R. Knabb asked if there was a Site Utilization Plan for the project showing the construction traffic entrance wheel wash to lessen impact on local streets. Mr. Sparr commented that construction on local streets would occur only when improvements related to the project are needed to be done. T.Peters made a motion, second by J.Faggioli that PC recommends that Borough Council grant Conditional Final Plan approval for PASD Middle School Plan last reviewed on Sept 25, 2009, contingent on waivers being shown on the plan and a note added to indicate Phoenixville ZHB approval, and that the Borough Engineer's and Planner's last Review letters, also subject to the terms of Schuylkill Twp.'s Preliminary review and condition on fact that Schuylkill Twp. Final Review and approval not substantially change anything on Borough property, and that all standard terms and conditions apply, and that a full Site Utilization Plan must be submitted and approved by the Borough prior to construction permits being issued, and that the sheets to be recorded be subject to approval of the Borough Solicitor and Schuylkill Twp. Solicitor. Vote approved 6-0. Public Participation: None

**8. Review of Proposed Ordinance-None.**

9. There was discussion regarding sending a PC representative to Borough Council meetings as previously done. It was decided that in the January 2010 PC Reorganization meeting, it will be discussed whether Borough Council desires a Planning Commission representative to be present at the Borough Council meetings.

**10. Adjournment** was made by D. Saneck at 8:26 P.M., second by T. Peters.

Respectfully submitted,

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