

**Phoenixville Planning Commission**  
**Minutes of July 8, 2010**

1. **Call to Order/Pledge of Allegiance:** Meeting was called to order by Chairman Teena Peters with the Pledge of Allegiance to The United States of America at 7:00 P.M.
2. **Roll Call:** Present: Marcia Eldred, Debra Johnston, Ron Knabb, Teena Peters, David Saneck, Kim Venzie-Bor. Solicitor, Ray Ott-Bor. Planner, Albert Giannantonio-Bor. Engineer, E. Jean Krack-Bor. Manager, Bev Wassel-Bor. Staff. Absent: James Evans, Jennifer Faggioli.
3. **Announcements/Correspondence:** Ray Ott stated that he was not at the May 13, 2010 PC Meeting. Also an extension was received on the Fillmore Village plan until 6-30-2011.
4. **Approval of Minutes of 05/13/2010: tabled. June/10/2010 Minutes:** Motion to accept by R. Knabb, second by D. Saneck, approval-unanimous.
5. **Zoning Hearing or Conditional Use Applications:**
  - a. Review zoning application submitted by 3D Group & Domain Properties. Ryan Costello is requesting a two-year extension of variances from ZHB, originally granted on June 25, 2008 and extended for one year on July 22, 2009. This is for the proposed 30,000 sf building on the District Court site, Bridge St. K. Venzie noted that Senate Bill # 1042, Permanent Extension Act, will be extending all approvals, permits, and agreements in effect from 01/01/2009—07/01/2013. M. Eldred made a motion not to oppose, second by R. Knabb, approved unanimous.
6. **Old Business:** None.
7. **New Business:**
  - a. PCE 2010-04:A and W Builders & Consultants, Inc., Tax Parcel: 15-4A-7, 155 Mowere Road, Proposed Development: To subdivide an existing lot for 3 single family units. Ryan Costello spoke for the applicants. R. Knabb wanted clarification with respect to the ultimate plan. A. Giannantonio said that the ultimate plan from 05/13/10 was a flag-lot in the middle and lots # 1&2 having full frontage on Mowere Rd., each with individual driveways. There had been discussion regarding curb cuts with a shared driveway but this presented a problem of shared driveway maintenance. During discussion of A. Giannantonio's Review Letter of July 7, 2010, the question arose about how the front yard setback of 50.1 ft. was determined for Lot # 3. K. Venzie noted that Ray Ott's Review Letter, which was received tonight, 7/8/10, Section 3-a needs to be addressed by the applicant. In summary, the applicant needs to clean up the plan, add a Landscape Plan, cleanup Storm Water in the Engineer's letter, determine if the plan is a by-right plan or if variances are needed, and a list of waivers.
8. **Review of Proposed Ordinance:** None.

T. Peters noted PC Status Report needs cleaned-up. She will be asking B. Wassel to send a letter to the applicants of the Davidson's, River View Commons, and Eland to have the sketch plans removed.

E. J. Krack spoke regarding Pat's Pizza that they will be coming to Borough Council with a sign requirement that does not need to go before PC since it was already on the plan for the proposed Starbucks. Section 27-34-01 and Section 27-34-04 address this issue.

9. **Adjournment:** D. Johnston motioned to adjourn at 8:33 P.M.

Respectfully submitted,

Dr. David Saneck, Secretary, Phoenixville Planning Commission