

**Phoenixville Planning Commission  
Minutes of June 10, 2010**

**1. Call to Order/Pledge of Allegiance:** The meeting was called to order at 7 P.M. by Chair Debra Johnston 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, Ron Knabb, Teena Peters, David Saneck, Albert Giannantonio-Bor.Engineer, Ray Ott-Bor. Planner, Jean Krack-Bor. Manager, Kim Venzie-Bor.Solicitor, Bev Wassel-Bor.Staff.

Chairman Johnston amended the Agenda to move Item # 8 New Business to Item # 3.

J.Evans went on record opposing the amendment to the Agenda.

**3.New Business:**

- a) **PCE 10-03: Pat's Pizza, Tax Parcel: 15-12-242, Property Address: 498 Nutt Road, Proposed Development: Expansion of existing building.** Matthew Chartrand of Bohler Engineering Inc. presented a previously approved plan for Starbuck's Coffee, the old Fountain Inn, which will now be used for a pizza business. They have modified the plan to show 6 foot easterly expansion towards Nutt Road and a 6 foot extension onto the back of the old Fountain Inn building. Joseph Lombardi, architect, also spoke for the applicant about the additions to the old Fountain Inn. R. Knabb questioned why they were here at PC since the previous plan was approved by Borough Council. J.Krack commented that PC is reviewing this as adjustments to a previously approved plan. J. Faggioli motioned to accept the modified plan according to the Bor. Engineer's letter of June 3, 2010 and Bor. Planner's letter of June 3, 2010, and according to all standard terms and conditions of the Borough, second by J. Evans. While the motion was on the floor, T.Peters asked that any sanitary sewer issues be addressed in the developer's agreement. After further discussion, the motion was approved 7-0.

D. Saneck asked that the Agenda be amended 2<sup>nd</sup> time to move

Item # 5:Re-organization to Item # 4. This was accepted by the Chair D. Johnston.

**4. Re-Organization:** D. Saneck made a motion to nominate T.Peters as Chair of Planning Commission. Second by M.Eldred. Vote 6-1, with J. Faggioli voting "no". At this time, T.Peters assumed the Chairmanship of PC. J.Evans nominated R.Knabb as Vice-Chair, second by D.Saneck, approved 7-0. M.Eldred nominated D.Saneck for Secretary, second by J. Evans. J.Faggioli nominated D. Johnston, second by R. Knabb. D.Saneck elected Secretary 4-3,voting "no" were J. Faggioli, D.Johnston, and R.Knabb.

**5. Announcements/Correspondence:** A memo was received at the meeting from J.Krack commenting that any correspondence to borough consultants should be directed to the PC chair or borough manager. M.Eldred commented that PC should receive copies of all such correspondence. J.Krack stated that this would be done. Also received was Bor. Planner's June 3, 2010 Review of Pat's Pizza. Further, there was discussion of sending a PC representative to the Bor. Council Meetings. This will be done on an as-needed basis. Lastly, there was discussion about hiring a professional secretary for PC. There was no digital recording for this meeting.

**6.Approval of Minutes:** Motion made by J.Faggioli, seconded by D. Johnston to approve Minutes 02-18-2010.

**7.Zoning Hearing/ or Conditional Use Applications:** None.

**8.Old Business:** None.

**9.Review of Proposed Ordinance:** None.

**10.Adjournment at 8:25 P.M. by M. Eldred.**

Respectfully submitted, D. Saneck, Phoenixville Planning Commission