

October 14, 2010 Phoenixville Planning Commission Minutes, Phoenixville, PA

1. **Call to Order/Pledge of Allegiance:** Chairman Teena Peters called the meeting to order at 7:00 P. M. with the Pledge of Allegiance to the United States of America.

2. **Roll Call:** 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/excused: Jennifer Mayo, James Evans.

3. **Approval of Minutes:** Motion to accept Minutes of 09-09-2010 by R. Knabb, second by D.Saneck, approved unanimously. T.Peters stated that she will work with J.Mayo on the 05-13-2010 minutes.

4. **Zoning Hearing or Conditional Use Applications:** None.

5. **Old Business:** None.

6. **New Business:** a) **PCE 2010-07: 155 Mowere Road, Tax Parcel: 15-4A-7, Property Address: 155 Mowere Road, Proposed Development: To subdivide an existing lot for 3 single family units.** R. Knabb excused himself from the PC and presented the 3-lot subdivision Sketch Plan. R. Knabb read a statement concerning his plan saying that the presentation of his 3-lot subdivision is a By-Right Plan and no variances are needed. There was discussion that the Zoning Ordinance does not address flag lots although SALDO does infer interior lots. The Plan will bring the water and sewer up the street to the proposed houses. He feels a sidewalk is of no purpose. He would rather put the money into berms but will provide sidewalks if PC desires them. It was mentioned that the SALDO Ordinance describes the building setback as a line established within a lot parallel to and measured from the property line nearest the street defining the minimum distance in which no building may be constructed. The middle lot has a minimum setback line of 130 feet because that is where the minimum lot width of 70 feet is obtained. In regard to an earlier plan on the same property submitted by a different applicant the Borough Planner's Review Letter of 07-08-2010 stated that flag lots are not provided for in the Zoning Ordinance but PC consensus was that Mr. Knabb plan as presented did not require a variance. A.Giannantonio-Bor.Engineer had some questions concerning the most eastern lot regarding sight distance problems of the driveway. Mr. Knabb believes that this problem can be resolved by shifting the driveway to the west as this is only a Sketch Plan.

7. **Announcements and Correspondence:**

a.) It was noted that J.Evans has resigned from PC and that we wish him well.

b.) Vacating abandoned alley behind Petrucci's: John Colarusso came before PC looking for direction regarding the modification of deeds for properties in the vicinity of Cherry, Mulberry, and Maple Avenues with respect to the Borough vacating an existing Paper Street in regards to future development plans. J.Krack spoke as to how this could be done. A. Giannantonio stated that Mr.Colarusso will need to create a descriptive corrective sub-division plan showing the Deeds and a map of the parcels. R.Knabb commented that there are rights of access to Paper Streets and that there needs to be research on the Deeds and that this is a legal matter rather than a PC one. PC agreed with R.Knabb's analysis. Also there was discussion that the other adjacent property owners would need to be notified.

c.) E.Krack stated that he wants to issue everyone on PC a check starting in 2011 unless Bor. Council changes the Bor. Ordinance. He stated that since some PC members receive payment and others elect not to that this is a concern of the auditors. T.Peters thought that payment to PC members is not necessary. R.Knabb disagreed. It was decided that PC members will address this issue at the next PC meeting.

8. **Review of Proposed Ordinance**

9. **Adjournment :** Motion to adjourn by R. Knabb at 8:25 P.M.

Respectfully submitted by, **Dr. David Saneck, Secretary, Phoenixville Planning Commission**