

Phoenixville Planning Commission Minutes-September 9, 2010
Phoenixville, PA 19460

1. **Call to Order/Pledge of Allegiance:** The meeting was called to order at 7:00 P.M. by Chairman Teena Peters with the Pledge of Allegiance to The United States of America.
 2. **Roll Call:** Present: James Evans, Ron Knabb, Teena Peters, David Saneck, and Bev Wassel-Bor. Staff. Absent/Excused: Marcia Eldred, Jennifer Faggioli, Debra Johnston, Kimberly Venzie-Bor. Solicitor, Ray Ott-Bor. Planner, and Albert Giannantonio-Bor. Engineer. Chairman Teena Peters announced that the Consultants were told not to attend this PC meeting in order to save money. Bev Wassel announced that no digital recording of this meeting could be done because the Computer Chip was full.
 3. **Approval of Minutes:** May 13, 2010 Minutes: postponed. R.Knabb made motion to accept the August 12, 2010 PC Minutes, second by J.Evans, approved 3-0-1, T.Peters abstained.
 4. **Zoning Hearing or Conditional Use Applications**
 - a). **ZHB 2010-03: Review Zoning Application submitted by Rosenfeld and Sharps Partners, LLC, 100 First Avenue.** Ryan Costello spoke for the applicant. He stated that the building expansion proposes 67 % impervious coverage, they are allowed 40 %. They need 19 parking spaces, they have 13. They are required to have a 40 foot buffer to residential; they have a 5 foot buffer. The lot size is 0.35 Acres, but the Zoning requires 1 Acre. Zoning building coverage allows 25%, and 21% is proposed. J. Evans remarked that there are 4 medical offices scattered throughout this NCR-2 Zoning District. It was stated that the expansion of a Non-Conforming Use is not to exceed 50 % of the existing floor area, the proposed expansion exceeds that. R.Knabb stated that the applicant needs to advance the argument that there is adequate parking on the street which would reduce the parking requirement and further reduce the impervious coverage. T.Peters suggested ways to show adequate on-street parking. R.Knabb made a motion, second by J.Evans, that PC recommends that Borough Council not oppose the application and that PC advises Council that upon significant discussion regarding parking requirements for the site, that there is adequate parking on site to service the needs of the practice with sufficient available on-street parking to meet requirements. Approved unanimously.
 5. **Old Business:** None.
 6. **New Business:**
 - a). **PCE 2010-07: 155 Mowere Road, Tax Parcel: 15-4 A-7, Property Address: 155 Mowere Road, Proposed Development: To subdivide an existing lot for 3 single use family units, Applicant: Ralph McCreary.** R.Knabb stepped down from PC to present Sketch Plan from the floor to PC. He stated that the previous proposed plan did not meet building width requirements but it did meet area requirements. R.Knabb states that no variances are required for the Sketch Plan that he is proposing. Ryan Costello, speaking as a member of the public, stated that interior lots are referenced in SALDO, but not in the Zoning Ordinance; therefore he thinks interior/flag-lots are allowed. After discussion, it was decided that this Sketch Plan be presented again at the October 14, 2010 PC Meeting when more members will be present.
7. **Announcements/Correspondence:**
- a). **LERTA Document:** R.Knabb made a motion, second by D.Saneck, that PC advise Borough Council that PC received at the 09-09-2010 PC Meeting a LERTA Document and that the document provided insufficient information for PC to responsibly provide comment to Borough Council. Approved unanimously.
 - b). **Vacating abandoned alley behind Petrucci's—postponed.**
8. **Review of Proposed Ordinance**
9. **Meeting adjourned at 8: 44 P.M. by D.Saneck.**

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

SEP 10 10:53