

**Phoenixville Planning Commission Minutes—Meeting Continued from June 9, 2011
June 23, 2011**

1. **Call to Order/Pledge of Allegiance:** Chair 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: Present:** Thomas Carnevale, Marcia Eldred, Kyle Guie, Debra Johnston, Ron Knabb, Teena Peters, David Saneck, Kim Venzie-Bor.Solicitor, Ray Ott-Bor.Planner, Al Giannantonio-Bor. Engineer, E.Jean Krack-Bor.Manager, Bev Wassel-Bor. Staff.
3. **Approval of Minutes: None.**
4. **Announcements/Correspondence: None.**
5. **Public Participation: None.**
6. **Old Business: PCE 2011-01 :The Shoppes at French Creek(Parcel O), Tax Parcel:15-9-157.2 and 15-9-169, Property Address: Frontage on both Main & Bridge Streets—Continued from June 9, 2011.** Emmanuel DeMutis and his attorney Michael Murray were present to continue the discussion of The Shoppes at French Creek. PC discussed a revised document titled **“Recommended Conditions Parcel-O-The Shoppes at French Creek-2011”**. These Revised 35 Conditions were arrived at between the PC Solicitor Kim Venzie and attorney Michael Murray regarding the CU Application. Mr. DeMutis commented that they were there for Use and Density Changes. T.Carnevale commented about relocating the sewer interceptor. Item #6 was recommended that a rough Plan should be included for Borough Council to see for consideration. Item # 15 regarding Artesian wells and Open Space areas was deleted. Item # 17 regarding match obligations for future trail improvements was deleted. Item # 19, Item # 21 were deleted. Item # 22 was deleted regarding waivers. Item # 26 was deleted. Revisions to the revised recommendations were made. A.Giannantonio-Bor.Engineer discussed replacing the 24” sewer interceptor line with a larger line, but it was decided that this was to be under Land Development, not Conditional Use. R.Knabb moved that the Amended conditions as well as the application for Conditional Use as amended be attached thereto and PC would recommend to Borough Council. M.Eldred seconded. Vote was 6-1, D.Saneck nay. J.Krack commented that Borough Council(BC) will schedule a Conditional Use Hearing separate from the regular BC meeting.
7. **Adjournment by R.Knabb.**

Respectfully submitted,

Dr. David Saneck, Secretary, Phoenixville Planning Commission