

Phoenixville Planning Commission Minutes

June 9, 2011

1. **Call to Order/Pledge of Allegiance:** Chair Teena Peters called the meeting to order at 7:02 P.M. with the Pledge of Allegiance to the flag of 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:** Motion to accept Minutes of 05-12-2011 by M.Eldred, Seconded by R.Knabb, approved 5-0-2, T.Carnevale and T.Peters abstained.
4. **Announcements/Correspondence:** 1.)J.Krack announced that there will be a meeting at Bor.Hall,June 27, 2011 , 7-9P.M. concerning the FrenchCreek Parkway.
2). Letter received from Christopher Bauers concerning the proposed Zoning change regarding Senior Housing on Franklin Avenue. 3). Letter received from DiGiacomo concerning the former Phoenixville Steel site development. 4). Letter from David Saneck concerning the proposed Zoning change for Senior Housing on Franklin Avenue.
5. **Public Participation: None.**
6. **Zoning Hearing or Conditional Use Applications:** a.)Review zoning application submitted by Phoenixville Hardware,785A Starr St.,Suite 101. Rich Malassics owner of Phoenixville Hardware and Andrew Taylor Complete Imagery Sign Co., want to place a lighted 48 inch high Tru-Value Sign on their place of business. T.Carnevale motioned not to oppose recommendation to Bor.Council, seconded by K.Guie, approved 6-1, R.Knabb opposed.

The Agenda was amended by Chair Teena Peters to first take Item # 9 then Item # 7.

9. **ZAE 2011-01:St. James Place, Tax Parcel:15-5-20.1-E, Proposed Address:501 Franklin Avenue, Proposed Ordinance Change:** To allow the use for senior citizen apartments in the MR Zoning District, Applicant: Episcopal Community Services & Church Housing Corporation, St. Peters Place, 111 Church Street, Phoenixville, PA 19460

Michael Murray, attorney, presented along with Ron Knabb, who stood down from PC and spoke for the applicant. They want to build a 4-story, 68 –unit building, and that they also want to build within the approved footprint of the firehouse building. They are proposing a Zoning Amendment to the MR District to allow Senior Housing as a by-right Use with a separate set of Performance Standards different from the existing MR Performance Standards. T.Carnevale stated that a Plan of the proposed project is generally submitted with the proposed Zoning Change request so that PC planners can review what the words meant in a graphic sense. M.Eldred stated that a lot of residents in these types of projects still drive automobiles and require more parking. She also stated that quality of life issues are important to seniors. It was noted that in the MR District all Institutional Uses are Conditional Uses.

D.Saneck commented that Senior Housing is an Institutional Use and that all other Institutional Uses allowed in the MR Zoning District are listed as Conditional Uses. Therefore if Senior Housing is allowed it should be listed as a Conditional Use in accord with the other Institutional Uses. He also commented that Senior Housing should be subject to the same Performance Standards as every other Use in the district. K.Venzie commented that everywhere else in the Ordinance where Senior Housing is allowed, that it is allowed as a Conditional Use; and that some of the Performance Standards of Senior Housing would not work in the MR Zoning District.

T.Peters stated that there are parking issues which need to be addressed as well as the impact of the entire MR District since the submission is very broad. No action was taken by PC on this proposed Ordinance, awaiting further refinement.

Public Participation: Irene Hilly stated that there is insufficient parking currently and that there was no plan to review regarding its impact on the neighborhood.

R.Knabb rejoined the PC.

7. **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
Emmanuel DeMutis and Barry Cassidy spoke about the Conditional Use application for The Shoppes at French Creek. M.Demutis wants to present a Multi-Use Plan. D. Saneck noted that the largest change of the Conditional Use was an increase in residential units from 58 to 275 units, retail and commercial office increased slightly. He thought the residential was too dense. T.Carnevale thought the housing density was appropriate for the downtown. D.Johnston inquired about the need for presentation of a new plan showing the changes requested by the applicant. A.Giannantonio commented that there are 3 sheets of engineering Review regarding the Conditional Use application Plan with Waiver requests which need to be worked on. T.Peters requested a summary of the Conditions asked for in regards to the Conditional Use application with respect to amending the 2000 and 2006 Plans. R.Knabb suggested the need for a graphic document as to what they want to change and that the Plan they are presenting needs to be tied to the Conditional Use document they are preparing since this is a substantially larger project and that they should present a Table of the changes they want. The Borough Planner commented that the applicant needs to show how they are amending the Master Plan originally approved and amended in 2006, such as the increase in retail space and housing density and how conditions will come out of this. M.Eldred commented that part of the problem was that PC does not get a report of the day-to-day meetings between the applicant and the Borough staff. K.Venzie commented that the Conditions will be in the actual Conditional Use decision rendered by Borough Council. T.Carnevale asked for clarification regarding access to Bridge St. and the TPD Traffic Plan. Mr.Demutis suggested that his group and the Borough Solicitor help create the Fact Sheet for Borough Council. The applicants will work with K.Venzie regarding the requested Conditional Use changes and meet again with PC. J.Krack suggested that the meeting be continued until June 23, 2011, 7P.M. regarding their Conditional Use proposed changes in order to present to Borough Council on July12, 2011. The applicant noted that he will grant the Borough a time extension on the Plan.

T.Carnevale motioned to continue this meeting to June 23, 2011 only for discussion of the The Shoppes at French Creek Conditional Use application. Seconded by M. Eldred, approval unanimous.

Public Participation: None.

11. Adjournment: No adjournment.

Respectfully submitted by,

Dr. David Saneck, Secretary, Phoenixville Planning Commission

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