

Phoenixville Planning Commission Minutes for August 11, 2011

1. **Call to Order/Pledge of Allegiance:** The meeting was called to Order by Chair Teena Peters at 7:09 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, Teena Peters, David Saneck, Albert Giannantonio-PC Engineer, Ray Ott-PC Planner, Kim Venzie-PC Solicitor, J.Krack-Bor.Manager, Bev Wassel-Bor.Staff. **Absent:** Ron Knabb.
3. **Approval of Minutes for July 14, 2011 and July 21, 2011:** Motion to accept the Minutes of July 14, 2011 and July 21, 2011 by T.Carnevale, Seconded by M.Eldred, Vote, unanimous.
4. **Announcements/Correspondence:** Chairman Teena Peters noted an August 11, 2011 letter was received from D.Saneck regarding Renaissance Academy.
5. **Public Participation: None.**
6. **Zoning Hearing or Conditional Use Applications: None.**
7. **Old Business: a) PCE 2011-01: O Creek Associates, Tax parcel 15-9-157.2 and 15-9-169, Frontage on both Main St. and Bridge St.** Emmanuel DeMutis and Barry Cassidy announced that they received Conditional Use Approval from Borough Council. They say that they will be including more Open space and a larger garage. They will submit a full set of engineered plans in September, 2011. M.Eldred expressed concern about access to Bridge St. from the proposed development. She wants several entrances and exits to allow back and forth flow between Bridge St. and the new development. A.Giannantonio asked for the revised plans to include the Sanitary Sewer Interceptor. K.Guie asked about the trail, how the trail would be linked to the community. E.Demutis responded that the trail is a draw for the development and wants to make it bigger and more pronounced.
8. **New Business: a) PCE 2011-03: Renaissance Academy at Franklin Commons, Tax Parcel 15-4-9 and 15-4-11, South side and rear of Fillmore Street, To construct a play field for baseball and soccer.** Michael Kissinger, PE, for Pennoni Associates represented the Renaissance Academy and the Franklin Commons Condominium Association. A.Giannantonio went through his review letter. The plan has 33 sheets but they only received the sheets for the fields themselves. A.Giannantonio states that they have not received the 14 sheets noted under Site Improvements. Mr. Kissinger responded that they will submit the missing plans. A.Giannantonio states that he reserves the right for further review based on receipt of the Storm Water Plans. It was noted that the 2007 Approval of Franklin Commons was not recorded. In regards to question # 2, Mr. Kissinger stated that Renaissance Academy has an exclusive easement to 3.4 acres of land. A.Giannantonio noted that in Item # 6 in the Phoenixville Borough Zoning Map the field development lies in both LICO-1 and MR Districts. Regarding Item 7 and the Retaining Walls it was noted that they are benching the site and the sidewalk will be below the level of the field elevation. It was also noted in Item 9 the 11 Foot high Retaining Wall is located within the Right-of-Way of Filmore Street. Applicant agreed to move this out of the Right-of- Way. Item #10 says that Safety Fencing must be provided for the top of the Retaining Walls. In regards to curbing along Filmore Street in Item # 12, the applicant stated that no curbing is to be supplied to separate pedestrians from vehicular traffic as it would require grants and funding. In regards to Item #14, A. Giannantonio would like to see the Infiltration Test before construction starts. A.Giannantonio also noted in Item #16 that the proposed storm water inlets are too close to the play fields. In Item #21, the engineer noted that No Parking is identified to be dedicated for the Recreational Use planned for the ball fields. There are only 10 Spaces. Regarding Grading and Landscaping in Item #25, A.Giannantonio stated that the 14 shrubs and 8 wildflower plugs are not sufficient. In regards to Item # 26 the applicant stated that they are not intending to supply lighting for the ball fields at this time.

Teena Peters stated that on sheet # 2 that the Parcel # is incorrect and that it should be #15-5-9. She also stated that the ownership Affidavit needs proper notes and that the Retention Wall is too close to Filmore Street and needs to be moved. T.Carnevale also had concerns with the Retaining Wall of 12 to 13 Feet High and that there be fencing for stray balls. M. Kissinger responded that fencing will be provided for stray balls. He stated that the ball fields are only designed for Little League standard. T.Peters stated that fencing and netting should be appropriate for hit balls from older students not just Little Leaguers. M. Eldred says that baseballs can smash windshields and that someone can be killed. D.Saneck read from his letter of August 11, 2011. Ray Ott, Borough Planner, offered No Review Letter of this Plan. He says that the Ordinance is silent in regard to the development of athletic fields. R.Ott says that it could be viewed as a private recreational facility. D.Saneck interpreted ball fields as being part of Recreational Facilities. K.Venzie asked how far is the first baseline from the street. M.Kissinger stated that it is 30 Feet. D.Saneck questioned what is the dotted Line on the north side of Filmore Street. M.Kissinger says that he will remove from the Plan the Ultimate Right-of-Way Line on the north side of Filmore Street. J.Krack is concerned with Retaining Walls and graffiti on the street side. T.Peters was concerned about the Housing Authority and trespass issues. D.Saneck asked if the ball fields are considered to be part of the Open Space for the other project Fillmore Village. The applicant said that they are. R.Ott said that he will discuss this under talk of Fillmore Village. D.Saneck asked in his letter that the Zoning Officer should indicate whether this Use will be considered a School Use or a Private Recreational Facility Use since both Schools and Private Recreational Facilities are listed as Uses permitted by Condition, Section 27-402 MR District. He stated in Section 27-403 of the MR District indicates that Schools would be subject to Institutional Use Standards listed in Part 28 of the Zoning Ordinance. He also noted that for school Uses under Section 27-2802 there are requirements for Outdoor Play Areas, setbacks, and buffer requirements per Part 30 of the Zoning Ordinance. For Recreational Uses under Section 27-2803 certain Setbacks of Outdoor Recreation Areas, Screening requirements, and Buffer requirements are noted such as a 100 Foot Setback if it is a Recreational Area. If the Zoning Officer says that it is part of the School then a 30 Foot setback from the street right-of-way. He also asked if the applicant is proposing a driveway on Filmore Street and what the Retaining Walls would look like, whether the fields will be used for School Use or other Public Use, and whether there will be lighting.

Public Participation: Irene Hilly asked whether the School is going to have lighting and Storm Water Management. There is no lighting planned at this time. She also asked how high the Retaining Walls are and was told that they are 4 to 11 Feet in height. She asked for Security Lights on the ball fields.

b). PCE-2011-04:Randall Raser/Frank McLaughlin, Tax Parcel: 15-6-2, To construct 14 unit Condominium on Heckle Street. Randy Raser presented for the applicant. The applicant is proposing 14 condominium units. J.Krack says that they need a whole new plan for the development process. R.Ott says that it is not zoned for flexible space use, but can be used for mid-rise apartments, duplexes, and townhouses. The Applicants would like advice from the Zoning Officer. The applicants stated that they believe that they have a vested right on the storm water plans for the site from the old, previous Plan.

9. Review of Proposed Ordinance: a) **ZAE 2011-02:Fillmore Village, Tax Parcel:15-14-10, 15-4-15, 15-4-9, 15-14-17, 15-4-8, 15-4-11, 15-4-675, 15-4-671 on Filmore Street, Proposed Ordinance:Amend Zoning Ordinance Requirements in the MR Zoning District.** David Moskowitz presented for the applicant. A Zoning Ordinance was proposed for Fillmore Village and the applicant wants to build smaller homes that are 20 foot wide. The Neighborhood Development Ordinance was amended in 2007 to allow 2 different types of housing. He does not want to build apartments any longer in Fillmore Village. Mr. Moskowitz stated that the builder he is selling to, Ryan Homes, wants to build smaller, less expensive houses. Ryan Homes wants to build 20 foot wide townhomes. Therefore he wants to change the Ordinance from 22 ft wide townhouses to 20 ft wide townhouses. He also wants to change the mixed use requirement and

allow them to go back to 100 % townhouses. It will be 141 townhouses on 21 acres. The third request is to allow parking in the Front Yard. He also wants to change the minimum lot size from 1500 sf to 1400 sf. The final change is the height from 35 feet to 50 feet. R.Ott commented the North Ridge Village had a lot of wall to wall asphalt in the alleys and a rigid grid. R.Ott would like to see a building with an attached garage and a mix of Uses in the project. R.Ott states that any parking in the Borough must comply with the Section 28 Parking Standards. R.Ott noted that he was trying to avoid a Streetscape of townhouses with parking in the Front Yard. R.Ott is against eliminating the No Parking in Front Yard part of the existing Ordinance. Mr. Moskowitz wants 29% of the units to have On-Street Parking. R.Ott wants to see a Mix of housing types. R.Ott feels that we are always amending the Zoning Ordinance in order to accommodate new market conditions. R.Ott reading from his review sheet, is concerned about using the athletic fields for Renaissance Academy as Open Space for Fillmore Village. R.Ott wanted to know if Fillmore Village residents will have access to this area. R.Ott would like some areas in Fillmore Village along Fillmore Street be reserved for future Commercial Retail / Office Space future development.

Public Participation: Irene Hilly had concerns about the density of the townhouses, is this a tall apartment house, do you have a storm water management plan for the development, will there be security lights, will proposed ball field be used for Open space for the Fillmore Village project. Mr. Moskowitz stated that he does not know yet since he has not calculated it. She asked whether the ball fields will be used for Public or Private Open Space and if there will be Landscaping. Mr.Moskowitz responded that landscaping will be comparable to North Ridge Village. Anna Vail of Taylor Street said that the development is too dense and will add an extra 300 cars a day on Taylor Street which she says cannot handle it. She feels that neighborhood should not be forced to put in sidewalks just because the developer wants to make millions of dollars. She believes that Fillmore Village will destroy the nature of her neighborhood. R.Ott responded that he lives in a neighborhood where 1000 cars go by every day, and he is perfectly comfortable with that. Robert Panella is concerned about the parking on both sides of the street. He wants traffic routed to Fillmore Street. Gary Vail had questions regarding the trail and the increase in car traffic. Barb Cain 521 Emmett St. states that since there is parking on both sides of Emmett St., you can barely get 2 cars through. She feels this is a problem and is inappropriate.

M.Eldred expressed concerns about parking and single-car garage. D. Saneck spoke concerning the Proposed Ordinance allowing continued Exemptions from Steep Slope Regulations and no Traffic Study. In regards to the required height change, the applicant agreed to allow the 35 feet to remain if measured from the front of the house. T.Carnevale made a motion to send a recommendation to Borough Council for approval of the amendment as submitted with clarification that Front Yard Parking be limited to 30% of units. During discussion on the motion, no increase in height. K. Guie seconded the motion. Vote was 5-1, D.Saneck vote no.

10. **Public Participation:** None.

11. **Adjournment:** Motion to adjourn meeting at 10:20 P.M. by T.Carnevale.

Respectfully submitted,

Dr. David Saneck, Secretary, Phoenixville Planning Commission