

Phoenixville Planning Commission Minutes for September 8, 2011

****Neither Chairman Teena Peters nor Vice-Chairman Ron Knabb were present. A motion was made by Kyle Guie to nominate Debra Johnston as Acting Chair, seconded by Tom Carnevale, approval was unanimous.**

1. **Call to Order/Pledge of Allegiance:** The meeting was called to order at 7:15 P.M. by Debra Johnston 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, David Saneck. Kim Venzie-PC Solicitor, Ray Ott-PC Planner, J.Krack-Bor. Manager, and Bev Wassel-Bor. Staff. Absent/Excused: Ron Knabb, Teena Peters.
3. **Approval of Minutes:** T.Carnevale motioned to accept the August 11, 2011 Minutes, seconded by M.Eldred, approval was unanimous.
4. **Announcements/Correspondence:**
5. **Public Participation:** None.
6. **Zoning Hearing or Conditional Use Applications:** None.
7. **Old Business:** a) PCE 2011-01:O Creek Associates. There were no representatives for O Creek.

b)D.Saneck asked for an Extension or Denial on Renaissance Academy ball fields Plan Application since the deadline is October 6, 2011. B.Wassel commented that she has already asked the Applicant for an Extension.

8. **New Business:** None.
9. **Review of Proposed Ordinance:** Borough Council is requesting an Ordinance and Map Change for Friendship Field from MR district to the NCR-1 district (15-5-20.1-E). K.Venzie commented that Borough Council is asking PC to review the re-zoning of Friendship Field, which is currently MR, into NCR-1, and PFZ where the ball fields are. R.Ott distributed 2 maps of the site showing the current NCR-1/MR Zoning and the other showing NCR-1 Zoning Analysis. J.Krack said that Borough Council is requesting making 15-5-20.1 E NCR-1 and 15-5-20 PFZ. D.Saneck asked what is the advantage to changing the Parcel from MR to NCR-1. R.Ott responded that it would limit the number of sites available for Senior Housing and their proliferation. D.Saneck responded that during the interval between, that if MR is approved for Senior housing next Tuesday, that there will be an interval in which Senior Housing can be built anywhere within the MR District. D.Saneck mentioned that Senior Housing is inconsistent for the site of the proposed Zoning change. J.Krack said that Borough Council is only asking for a Map Change. D.Johnston said that the Map Change is an attempt to prevent any future Senior Housing in MR District. D.Saneck responded that all the ramifications of a Map Change must be considered, not just a Map Change. T.Carnevale motioned that PC recommend to Borough Council the Map Change for Friendship Field to PFZ and the remaining portion to NCR-1. Seconded by K.Guie. Vote was 4-0-1, D.Saneck abstained.

D.Saneck requested the County Review Letters.

10. **Public Participation:** None.
11. **Adjournment:** T.Carnevale motioned to adjourn at 7:42 P.M.

Respectfully submitted,

Dr. David Saneck, Secretary, Phoenixville Planning Commission