

## Phoenixville Planning Commission Minutes for February 2, 2011

1. **Call to Order/Pledge of Allegiance:** The meeting was called to Order by Chairman Teena Peters with the Pledge of Allegiance to the flag of the United States of America at 7:14 P.M.
2. **Roll Call:** Marcia Eldred, Kyle Guie, Debra Johnston, Ron Knabb, Jennifer Mayo, Teena Peters, David Saneck, Kim Venzie—Bor. Solicitor, Ray Ott—Bor. Planner, Jean Krack—Bor. Manager, Bev Wassel—Bor. Staff.
3. **Approval of Minutes:** 05-13-2010: T.Peters will review these Minutes with J.Mayo.01-13-2011: Motion to defer the January Minutes.
4. **Announcements/Correspondence:** None.
5. **Public Participation:** None.
6. **Zoning Hearing or Conditional Use Applications:** a) ZHB 2011-01: Review zoning application submitted by G.I. developers, LLC. Developers proposed to remove existing structure and build 2 new houses, one fronting Morgan St. and one fronting Washington Ave. Applicant requested that PC not oppose this application. PC had concerns regarding the setbacks, impervious coverage, and the garages. The garage would potentially eliminate more than a single on-street parking space. Except for location of the garages, most members generally supported the application and it would be an improvement to the neighborhood. Motion by J.Mayo, second by K.Guie, not to oppose the application but would like the Borough solicitor to attend the ZHB hearing in support of the PC position that the proposed location of the garages does not fit into the neighborhood design. Approved 7-0.
7. **Old Business:** None.
8. **New Business:**
  - a) PCE 2011-01: O Creek Associates, Tax Parcel: 15-9-157.2 and 15-9-169, Property Address: Parcel 'O', Proposed development: To construct retail with apartments above, 4-story office building and a 4-5-story parking garage. Emmanuel DeMutis presented for O Creek developers. His goal was to give overview of the project proposal consisting of six buildings. Applicant proposes to use the criteria of the French Creek East/ Unified Development District. The buildings vary from 4-6 stories in height, with retail, and residential units above. The buildings would have a total of 275 dwelling units on 6.71 acres. The E building would have 30,000 sf of office space and F building would be 4-5 story garage with 420 parking spaces. Planned are 111 surface parking spaces and 39 on-street spaces. J.Mayo asked if the parking garage would be private or public. E.DeMutis said that the parking garage would not be a true public garage. J.Mayo also asked if this would be a green project. E.DeMutis stated that the storm water infiltration will have a lot of green technology. T.Peters asked about Parcel 15-9-158. The County map shows the owner to be Valley Forge Railroad. Mr.DeMutis said that the railroad was abandoned in 1982. T.Peters asked that documentation be provided to the Borough prior to any approvals. Further T.Peters asked what Zoning District is being proposed for this Plan. E.DeMutis said that under FCE they have 25 acres and will proceed under the Zoning district which will most easily allow them to accomplish their plan. T.Peters asked if it conformed to the FCE Master Plan. R.Ott said that the UDD Master plan will have to be amended through Conditional Use. T.Peters asked for an indefinite extension of this plan. Mr. DeMutis agreed to grant an indefinite extension.

\*Public Participation: Tom Carnevale asked if the building of the project would be phased. Mr. DeMutis responded that it would be built-out all at once.

9. **Review of Proposed Ordinance:** a) Consider an Ordinance amending the Code of Ordinance for the purpose of amending Part 5 "LERTA" to chapter 24 of the Code of Ordinance 24-501 by adding a new item 4. PC discussed Council's proposed amendment to the current LERTA to add areas in the French Creek East, French Creek west, and Light Industrial/Office Districts not included in the current Ordinance. PC had no significant objections to the proposed Ordinance.

Public Participation: None.

10. **Adjournment:** J. Mayo made a motion to adjourn at approximately 9:00 P.M.

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