

**Phoenixville Planning Commission**  
**AGENDA**  
**November 8, 2018**  
**7:00PM**

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Approval of Minutes
  - a) 9/13/2018
4. Updates/Correspondence
5. Public Participation – Items not on the Agenda (limited to 30 minutes)
6. Old Business

7. New Business

- a) PCE 2018-17  
Tax Parcels: Tague Subdivision and Land Development  
15-8-12, 15-9-97, 15-8-23, 15-9-91, 15-9-92.1 and 15-9-93  
  
Property Address: 405 Bridge Street  
Proposed Development: Lot Consolidation and Land Development:  
Remove and replace existing lumber shed.  
Construct three (3) lumber racks.  
Stormwater and grading improvements.  
Entire property is in the Flood plain. Pave portion of the yard area. Lot consolidation.  
  
Applicant: Tague Family Limited Partnership, II  
Application Type: Preliminary/Final Subdivision and Land Development  
  
Plan Prepared by: Bercek & Smith Engineering, Inc. – Thomas Smith, PE  
  
Application Deemed Complete: 8/28/2018  
PC Recommendation Deadline: 11/8/2018  
Council Decision Deadline: 12/11/2018
  - Public Participation

- b) PCE 2018-18  
Tax Parcel: Black Rock Sanctuary Trailhead  
15-3-10  
Property Address: 803 Black Rock Road  
Proposed Development: This project proposes the construction of a trailhead at the existing Black Rock

Sanctuary, consisting of demolition of an existing residence, vehicular access, a paved parking area for 29 vehicles and associated sidewalks and trail. There will be a secondary parking area with five (5) parking spaces, a vehicular turnaround and two (2) canoe/kayak portage ramps on the Schuylkill River.

Applicant: Chester County – Dept. of Facilities and Parks  
Application Type: Sketch Plan  
Plan Prepared by: Navarro & Wright Consulting Engineers, Inc. – Craig Bachik, RLA  
Application Deemed Complete: 9/27/2018  
PC Recommendation Deadline: N/A  
Council Decision Deadline: N/A

- Public Participation

8. Review of Project Dates
9. Review of Zoning Ordinance
10. Planning Commission Members Updates/Discussions
  - a) Review of Standard Action Memo Terms
11. Adjournment