

**Phoenixville Planning Commission
Minutes
February 8, 2018
7:00PM**

1. Call to Order/Pledge of Allegiance
 - a) 7:03PM

2. Roll Call
 - a) Present:
 - *Chairperson: William Davidson,*
 - *Members:*
 - *Debra Johnston*
 - *Christopher Bauers*
 - *Raffaello Di Napoli*
 - *Borough Council Representative Jonathan Ewald*
 - *Land Planner Ray Ott*
 - *Planning Director Dave Boelker*
 - *Engineer Owen Hyne*
 - *Borough Manager Jean Krack*
 - b) Absent:
 - *Vice Chairperson Tom Carnevale*
 - *Kristiaan Wiedegreen*
 - *David Thompson*

3. Approval of Minutes
 - a) January 11, 2018
 - *Motion to approve by Bauers, Seconded by Johnston; Motion carried 4-0*

4. Updates/Correspondence:
 - a) Update on Phoenixville Area Regional Planning Committee
 - *CCPC introduced the multimodal presentation to be held on February 15, 2018. 5-8PM*
 - *Mr. Connelly discussed a community/communal solar installation.*
 - b) *Water Treatment Plant Security Grant Support letter (read in by Davidson)*
 - *Motion to approve by Johnston, Seconded by Bauers; Motion carried 4-0.*
 - c) *Reeves Park All-Abilities Playground Grant Support Letter (read in by Davidson)*
 - *Motion to approve by Johnston, Seconded by DiNapoli; Motion carried 4-0*

5. Public Participation – Items not on the Agenda (limited to 30 minutes)
 - a) *None*

6. Old Business

- a) PCE 2017-07: Jennie Grace Homes Subdivision
Tax Parcel: 15-5-54
Property Address: 409 South Street
Proposed Development: Subdivide vacant lot and construct 6 townhouse units
Applicant: Conrad Kraus
Application Type: Preliminary/Final Subdivision and Land Development
Plan Prepared by: JMR Engineering, LLC
Application Deemed Complete: 7/13/2017
PC Recommendation Deadline: **Indefinite**
Council Decision Deadline: **Indefinite**
- *Discussion: Bauers: Existing trees to be located and we don't see a plan shown to protect the resource as per the SALDO.
Hyne indicated that one over a DBH of 6" is to be changed.
Bauers: The concern was the existing trees. Disagrees.
An existing shed on an east property will be right up against the planned improvement.
Robinson: 3 waivers requested. 4th abandoned
Boelker: The notice to move the shed to be moved will come from the Borough on a collaborative effort.*
 - *Public Participation*
 - *None*
 - *Motion to approve with 3 waivers and traditional conditions of clean letters by Johnston, Seconded by DiNapoli*
 - *Discussion:*
 - *Bauers: Many items were to be worked out, but cannot see them as visualized. Has applicant complied?*
 - *Motion carried 3-1 (Bauers nay)*
- b) PCE 2017-11: 26-28 Grant St. – Tammaro Subdivision
Tax Parcel: 15-5-371
Property Address: East Grant Street
Proposed Development: Subdivide the existing vacant parcel into (2) lots and construct (2) semi-detached (twin) single-family dwellings with off street parking in the rear of the property, accessed from Grant Street.
Applicant: Mark R. Geraghty
Application Type: Preliminary/Final Subdivision and Land Development
Plan Prepared by: InLand Design, LLC – Joel Camanda

Application Deemed Complete: 11/27/2017
PC Recommendation Deadline: 3/8/2018
Council Decision Deadline: 3/13/2018

- *Applicant Mark Geraghty stated that the engineer did not have enough time to make any changes to the review. Thus, there are no new presentation topics.*
- *Public Participation*
 - *None.*

7. New Business

a) PCE 2018-01: 341 Emmett Street - Geraghty
Tax Parcel: 15-5-119
Property Address: 341 Emmett Street
Proposed Development: Subdivide existing lot with dwelling, add shared driveway, additional detached dwelling.
Applicant: Mark T. Geraghty
Application Type: Preliminary/Final Subdivision and Land Development
Plan Prepared by: Ludgate Engineering Corp. – Matthew Mack
Application Deemed Complete: 1/4/2018
PC Recommendation Deadline: 3/8/2018
Council Decision Deadline: 4/10/2018

- *Project Engineer Matthew Mack presenting for the applicant.*
- *A rendering was provided TODAY that provides perspective of the Build-To Line. Added to the agenda by Davidson, with clarification by Boelker that the renderings that were submitted, are NOT a change to the engineered plan (overhead view) but presented simply for visual perspective. Based on that concurrence, it was presented.*
- *Discussion: Habitable building wall line. As it turns out, a house to the west, at the NE corner of Emmett and Franklin SEEMS to be setback furthest on the block. The applicant shall show this building wall on the plan, making sure that the Build-To line requirement is met. The infiltration bed distance is an issue as well, but is 20'. Hyne stated that this is something that can be overcome. The topic of the elevation of the beds bottom still needs to be discussed. Mack: PennDOT wants the large tree removed due to rot. Waiver will likely be requested for the 25' BMP requirement. Davidson: Please do not bring hand-outs next time. Bauers: Question to the requirements for curb/sidewalk specifications.*
- *Public Participation*
 - *None*

b) PCE 2018-02: 43 Spring Lane - Zelaya

Tax Parcel: 15-5-391
Property Address: 43 Spring Lane
Proposed Development: Minor subdivision of one vacant lot into two buildable lots
Applicant: Colleen and Carlos Zelaya
Application Type: Preliminary/Final Subdivision
Plan Prepared by: Barry Isett & Assoc. – Robert Beers
Application Deemed Complete: 1/9/2018
PC Recommendation Deadline: 3/8/2018
Council Decision Deadline: 4/10/2018

- *Rob Beers presenting from BIA.
Discussion centered on the lot depth, and the orientation of the lots. The Build-To line was discussed as well, in that there are no existing properties on the block.
No additional discussion on any other topics. Applicant will be back in March based on the response to review that had already been submitted back to the Borough on Tuesday, but too late to be reconsidered by RVE/Ott and the PC.*
- *Public Participation*
 - *None*

8. Review of Project Dates

- a) *No action needed.*
- b) *PC's direction to Staff is to reach out to the 2006 applicant to seek withdrawal of the application considering the zoning ordinance and SALDO have since changed. Manager will consult solicitor on the topic.*

9. Review of Zoning Ordinance

- a) *Not zoning ordinance, but Krack brought up the topic of the Tree Ordinance and the Streets and Sidewalks Ordinance.*

10. Planning Commission Members Updates/Discussion

- a) *Expiration dates: Staff to determine the existing "Indefinites" if they are valid.*
- b) *Vested for 5 years after approval, and "during review."*

11. Adjournment