

**Phoenixville Planning
Commission
MINUTES
March 8, 2018
7:00PM**

1. Call to Order/Pledge of Allegiance
 - a) 7:02PM

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

3. Approval of Minutes
 - a) 2/8/2018
 - *Motion to approve by Di Napoli under the condition that they be amended for his name to be spelled correctly.*
 - *Seconded by Johnston*
 - *Motion Passed 3-0 (3 abstentions, Carnevale, Thompson, Wiedegreen)*

4. Updates/Correspondence
 - a) Update on Regional Planning Committee – Johnston
 - *Landscapes 3 discussion, Comp Plan progression.*
 - b) Policy Committee recommendation on Ethics Policy – Krack
 - *Krack: Primarily aimed at Council and Staff. Policy intended to bring it to Boards/Commissions. Jean's interpretation is that an abstention on the PC floor suffices. There are administrative steps if it occurs outside the public meeting.*
 - *Davidson: If one has a question if there is a conflict, consider it one*
 - *Krack: Err on that side.*
 - *Carnevale: Wasn't aware there was a form.*

c) Indefinite Extensions sample letter – Boelker

- *PC's pleasure to send to FCM from 2006.*
- *Case law was presented, both sides should do due diligence to move forward. This is our side of it. No new plans = No movement.*
- *Bauers: It should be a bit stronger for this one if truly dormant.*

5. Public Participation – Items not on the Agenda (limited to 30 minutes)

a) *None*

6. Old Business

- a) PCE 2017-11: 26-28 Grant St. – Tamaro 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 Comanda
Application Deemed Complete: 11/27/2017
PC Recommendation Deadline: **3/8/2018**
Council Decision Deadline: **3/13/2018**
- *Chuck Dobson presenting*
 - *Two waiver requests.*
 - *Grading up against property line.*
 - *Hyne: Reasonable request.*
 - *25' BMP distance*
 - *Dobson: Additional measures will be utilized to achieve effect of 25' distance.*
 - *Hyne: Reasonable request*
 - *Discussion:*
 - *Bauers: Expressed concern over waterproofing.*
 - *Carnevale: Concern is that basements are waterproofed, not just damp-proofed.*
 - *Carnevale: Trees went from front to rear.*
 - *Public Participation*
 - *None*
 - *Motion to approve by Carnevale with:*
 1. *Traditional conditions/clean letter stipulations,*

2. *That the Land Planner review street trees,*
3. *Two waivers,*
4. *An extension, be granted, and in the alternative, a denial be recommend.*

- *Seconded by Bauers*
- *Motion passed 7-0*

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. All items have been addressed, and no waivers requested. No change of layout on lots.*
- *Carnevale: Should it show some layout of houses?*
- *Hyne: Fairly certain we cannot dictate where they would be without a LD plan.*
- *Public Participation*
 - *None*
- *Motion to approve by Wiedegreen*
- *Seconded by Bauers, with the condition that the motion be amended to include traditional conditions/clean letter stipulations*
 - *Amended motion “So adhered” by Wiedegreen*
 - *Seconded again by Bauers*
 - *Motion carried 7-0*

7. New Business

a) PCE 2018-03: 430-440 Heckle Street – Marsh Creek Homes, LLC
 Tax Parcel: 15-6-1.1, 15-6-1.2, 15-6-1.3
 Property Address: Heckle Street
 Proposed Development: Lot consolidation (3 to 2) and land development of vacant tract
 Applicant: Marsh Creek Homes, LLC
 Application Type: Preliminary/Final Subdivision
 Plan Prepared by: JMR Engineering
 Application Deemed Complete: 2/15/2018

PC Recommendation Deadline: 4/12/2018

Council Decision Deadline: 5/8/2018

- *Greg Wagman presenting. Will be requesting waivers.*
- *Waiver Discussions:*
 - *#23. Re: sidewalks. No one else has them.*
 - *Davidson: This commission has been very vocal about the need for sidewalks.*
 - *Hyne: Re: #16. Notable "Will Comply"*
 - *#31: Seeks to provide additional impervious barriers to structures.*
 - *Hyne: When down to 10', I really want to take a close look at it.*
 - *#29: Concern over natural conservation and depth of facilities.*
 - *Attention to be brought to the watertightness of the actual*
- *Discussion over "block" – Hyne agrees with ZO interpretation.*
- *Water and sewer comments are all "will comply."*
- *General Discussion:*
 - *Bauers: On #29, stockpile of steep slopes? Suggest a different stockpile area. Seems it would be difficult at that point to begin with, plus the natural features conservation.*
 - *Hyne: Clarification to request waiver for #31.*
 - *Wagman, definitely will be formalizing that request.*
 - *Johnston: Shared driveway comment on Ray's letter. Was the shared driveway considered?*
 - *Wagman: Shared driveway was a great idea, but the soils didn't allow for an infiltration bed in bad soils, so the layout didn't work. Ultimately, we preferred to not have two driveways.*
 - *John Lentz (partner/owner) Shared driveway then would push the houses outward and against the other existing houses.*
 - *Bauers: In fairness to applicant and sewer easement, trusting that the driveway option was looked at.*
 - *DiNapoli: Commended the applicant on working with such a tight site.*
- *Public Participation*
 - *None*

8. Review of Project Dates

- a) *Extensions received on Franklin Apartments and 341 Emmett Street*
- b) *FCM is getting a letter.*
- c) *Fillmore West has had recent conversations.*

9. Review of Zoning Ordinance

- a) *None*

10. Planning Commission Members Updates/Discussions

- a) *Wiedegreen: I am having a great time.*
- b) *Krack: Discussion on the tree ordinance coming through the Policy Committee to Council very soon. It establishes a "Tree Bank" as well.*
- c) *Bauers: Considering the CLOMR, in theory it creates more buildable land. But how do we get a feel for where PC and BC should look for this to go.*
 - *Krack: We just got plans three hours ago.*
 - *Davidson: It is best then, that we cease any discussions.*

11. Adjournment

- a) *Motion to adjourn by Wiedegreen*
- b) *Seconded by Di Napoli*
- c) *7-0*