

Phoenixville Planning Commission
Minutes
April 12, 2018
7:00PM

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

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

3. Approval of Minutes
 - a) 3/8/2018
 - *Motion to approve: Bauers*
 - *Seconded: Johnston*
 - *Vote: Motion passed 6-0*

4. Updates/Correspondence
 - a) Update on Regional Planning Committee – Johnston
 - *No large projects. Spent time on comp plan.*
 - b) Dormant Projects' Correspondence – Boelker
 - *Certified mail picked up. Not due yet.*
 - c) DVRPC's Breaking Ground – Boelker/Ewald
 - *Boelker discussed applicability of the various sessions.*

5. Public Participation – Items not on the Agenda (limited to 30 minutes)
 - a) *Carol Sklaroff – 405 North St. – asking for help re: standing water at facility. Mr. Hyne has been responsive, but nothing has been solved.*
 - b) *Dr. Alicia Borowski – 412 Dayton St.*
 - *Davidson: provided a primer on what the role of the Planning Commission.*

The waivers are discussed at each project. Council has review for approval or denial.

- *Hyne: They document an issue. Basins should drain in 72 hours. Memo went out. It wasn't occurring at his site visit.*
 - *Davidson: There is nothing we can do that can be addressed here.*
- c) *Barbara Cohen: Honored for his contributions and recent award. The ongoing discussion centered on the placement of "The Wheel" near the High Bridge. She is asking for a conversation with the developers and planning commission and borough council.*
- *Davidson: Indicated that the equitable owner reps are present.*

6. Old 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 – Equitable Owner
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: 5/10/2018
Council Decision Deadline: 6/12/2018
Ludgate: RVE letter
Hyne: Comments 21 and 22 in process.
Comment 41 refers to the 25' setback difference.
Engineer: The system is designed in that any overflow vents directly to the storm system.
Hyne: With the protection of impervious wrapping in place, he would support the waiver for item #41. Outside of waiver request from point #41, all else is a will-comply.
Bauers: Asked about French/perimeter drain system.
Engineer: Foundation drain only kicks in as needed.
Bauers: Is RVE on site for inspections?
Hyne: Yes. The SWM engineer has to be on site too. Multiple eyes see it.
Carnevale: Had some clarification questions on the invert levels.
Engineer: The soil testing limited the elevation of the bed.
- Public Participation
 - *Carol Sklaroff: Expressed concerns over her own house again at hearing Carnevale suggest "waterproof."*

Motion: Bauers – Motion to approve with the usual conditions of clean letters, in addition,

recommend the requested waiver based on compliance with Hyne advice in addition to waterproofing subgrade dwelling features of the dwelling.

Second: Wiedegreen

Vote: Motion passed 6-0

b) 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

Wagman: Went through the PREVIOUS review letter. Provided impervious barrier to SWM facility and waterproofing.

Davidson: Confirmation that the same waiver is requested.

Hyne: Went over a not yet distributed review dated April 11. Wagman indicated will-complies or concurrence on all.

Carnevale: Response letter indicates “adjacent” waterproofing. Wagman indicated he would do the entire subgrade as desired.

Bauers: Question to the lowest test pit levels.

Bauers: Unit 2 (south), describe the rear of it. Walk out? Deck?

- Public Participation
 - *Paul Kusko: 225 Virginia Ave. – question as to the design of the planting strip.*
 - *Ott: Requirement of planting strip is 4’ minimum. There’s only 1 tree going in because of the frontage. A red maple is planned.*
 - *Mark Connolly: talked about Green Building. If there’s any way to promote energy efficient building, while not part of this process, please do so.*

Motion: Motion to approve with the usual conditions of clean letters, in addition, recommend the requested waiver based on compliance with Hyne advice in addition to waterproofing subgrade dwelling features of the dwelling.

Seconded: Wiedegreen

Vote: Motion passed 6-0

7. New Business

a) PCE 2018-04:	French Creek West – French Creek TH, LP
Tax Parcel:	15-9-77, 15-9-79, 15-9-80, 15-9-98, 15-8-5, 15-8-7,

Property Address:	Former steel site - West of Main Street to French Creek
Proposed Development:	Lot consolidation (3 to 2) and land development of vacant tract
Applicant:	Marsh Creek Homes, LLC
Application Type:	Preliminary Subdivision/Land Development
Plan Prepared by:	T and M Engineering
Application Deemed Complete:	3/16/2018
PC Recommendation Deadline:	6/14/2018
Council Decision Deadline:	7/10/2018

Applicant Kristy Flynn. DBA Rockwell Custom. 2 years ago, they came with the sketch plan. There have been extensive engineering. Discussed sketch history and went over current plan including not having an industrial use as was shown. Discussed: public parking, multi-residential rental buildings, for sale stacked townhouses, single townhouses, as well as a bridge over the French Creek, but no longer connecting to High Street. We expect

Wiedegreen: How many parking spaces?

Flynn: 122 lot parking, 40 street parking all for public use, in addition to the private parking for all the other uses. Nearly 4 spaces per unit in the area.

Wiedegreen: Will the triangular area have raised crosswalks?

Flynn: No, but this is a main area of concern for sure for pedestrian safety.

Wiedegreen: The bridge, where will it go?

Flynn: We are working with staff to see how it will connect to grid. We have not shown engineering yet, but fully intend to.

Bauers: Detail as to open space?

Flynn: 2 categories. One is primarily the creek front river park. Otherwise, there will be pocket parks for.

Lieberman: The required open space is 5% or 3 acres. We are providing 13 acres for public, plus more private open space within.

Bauers: Can you comment on traffic study or others?

Flynn: Traffic study is done by Borough consultant. Flood study comments: The majority of the site is in the FEMA floodplain. Two bridges on site right now create 2 bottlenecks. The existing Paradise structure causes a big flood problem. Currently, the collapsed railroad bridge near Borough Hall will be removed. The site has to be capped. This will NOT raise the flood elevation, as the ordinance prevents building in it. The CLOMR and improvements will reduce floodplain.

Ewald: Suggestion on not showing the existing railroad bridge AS a structure. It's not green space. Would work start before CLOMR is approved.

Flynn: CLOMR means, states, IF you build it as shown, then the revision will occur.

Ewald: Concern over environmental concerns and suggested remediation of abutment removal techniques, etc.

Bauers: Are you proposing new pedestrian bridges?

Flynn: Not at this time.

Lieberman: The railroad bridge.

Bauers: Just a consideration, a pedestrian bridge would incentivize walking more.

Davidson: Any discussions regarding Main Street re: lighting or shared costs?

Flynn: No specific discussions yet. Ultimately, we'd expect to be part of signaling it.

Boelker: Clarify on street dedications?

Flynn: Boulevard will be dedicated to the Borough. All the internal streets will be private.

Carnevale: Are there development plans for pedestrian connections from development to trail?

Flynn: Yes. It would be foolish not to. We are just not at this level of detail yet, especial

Carnevale: Phasing?

Flynn: Yes, Boulevard, parking and multifamily first.

Carnevale: I think the Boulevard has to be Phase 1.

Flynn: We can certainly discuss the phasing.

Carnevale: Asked about the pump house... "I think it's honorable to offer public parking."

Ewald: Discussed Devault trail.

Flynn: We discussed with Ott, and he provided a sketch.

Ewald: It would just be wise to plan for its potential.

DiNapoli: Discussed access points and that people from the development will park in the lot, then walk. An additional pedestrian bridge will be a great incentive. Is there a necessity for a SWM basin?

Flynn: Most of it is under the triangle, detention in oversized pipes under streets, and water quality features in landscaping.

DiNapoli: The connection to the tail to the north will remain, correct? How about connecting to Vanderslice?

Flynn: Not at this time.

DiNapoli: Describe the vehicular bridge.

Flynn: Two travel lanes, and one sidewalk. The constraint on the bridge is that it is precast.

DiNapoli: I would like to reinforce Barbara Cohen's request for consideration.

Flynn: The challenge is space. The Borough parking can be used however it likes...

DiNapoli: There are large trees to the north. Yours?

Flynn: Not our property.

- **Public Participation**
 - *Barbara Cohen: Discussed PennDOT's "Project Path" and offer her help to make connections. We're bringing back the mural, discussed all the projects she's done.*
 - *Flynn: We can work with the Borough to talk about these extra things, we'd be happy to work to get grants, etc. for items not required.*
 - *Mark Connolly: Discussed open space ratios. Suggested that the parking lot be designed as a multi-use place (thinking festival use). Foot traffic. Discussed Ashland Street (?) Discussed the connection to Giant Shopping Center. Discussed exterior lighting and going 100% electric with a change to be renewable.*
 - *Paul Kusko: Discussed French Creek trail plan (south side) efforts.*
 - *Dave Meadows – Question: Who will OWN the parking lot?*
 - *Flynn: It will be retained by underlying seller, that it will be conditional as a public parking lot.*
 - *Dave Meadows: If the trail has to get moved, I'd suggest the new gets built before*

the old gets removed so there's no closure. Echoed the suggestion for a southern pedestrian bridge. Maybe the bridge abutments can be used. The pump house...that ship sailed.

8. Review of Project Dates

- a) *No additional action needed.*

9. Review of Zoning Ordinance

- a) *Nothing.*

10. Planning Commission Members Updates/Discussions

- a) *Davidson: We should be consider getting extensions at least a month longer.*
- b) *Johnston: Because of Regional Comp Plan rewrite, PC should consider scheduling review of revised Regional Comp Plan in sections.*

11. Adjournment

- a) *Motion Carnevale*
- b) *Second: Wiedegreen*
- c) *Passed 6-0*
 - *9:30PM*