

Phoenixville Planning Commission
DRAFT MINUTES
November 8, 2018
7:00PM

1. Call to Order/Pledge of Allegiance
 - a) 7:00PM

2. Roll Call
 - a) Present:
 - *Chairperson: William Davidson*
 - *Vice Chairperson: Tom Carnevale*
 - *Members:*
 - *Debra Johnston*
 - *David Thompson*
 - *Christopher Bauers*
 - *Raffaello Di Napoli*
 - *Kristiaan Wiedegreen*
 - *Borough Council Representative: Jonathan Ewald*
 - *Planning Director Dave Boelker*
 - *Land Planner Ray Ott*
 - *Borough Engineer Owen Hyne*
 - *Borough Manager Jean Krack*
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3. Approval of Minutes
 - a) 9/13/2018
 - *Motion to approve as submitted by Bauers*
 - *Seconded by Thompson*
 - *Motion carried 7-0*

4. Updates/Correspondence
 - a) *Johnston provided update that the PRPC meeting was near record speed.*

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

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

Presenting: No one was present representing the applicant at the time of being called at 7:04PM. Chair Davidson revisited the item at 7:25. Still, no one present.

Considering the application dates, and applicant's voluntary deferral to this versus the previous meeting, a recommendation is due tonight. Tom Carnevale recuses himself as he has done work for the Tague Family.

Wiedegreen made a motion to deny the project if an extension is not received.

DiNapoli seconded.

Motion carried 6-0-1

- Public Participation

b) PCE 2018-18	Black Rock Sanctuary Trailhead
Tax Parcel:	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

Craig Bachik from Navarro presenting for the applicant. The applicant is here to show off the earliest ideas of the sketch plan, and get and feedback for improvements.

Carnevale – Has any consideration been made to salvage the existing structure?

Bachik – Not at this time. We are keeping the garage at this point.

Carnevale – With a new roof, and shuttering the structure could be a stabilized ruin, at least. A reduction of two-way parking to one-way could reduce space used and impervious.

Ewald – The lower loop, a different phase? What would be phase 1?

Bachik – The lower lot and loop and portages are first.

DiNapoli – echoes Carnevale’s preservation attempts.

Davidson – Are there restrooms proposed?

Bachik – No. There are porto-johns at the sanctuary lot up 113.

Wiedegreen – Are there groups you might be able to approach to salvage the structure? Is there someone in the middle that could handle it?

Davidson – Considering that it’s sketch, now is the time to get all these options out there. We would like to hear that there was or will be an attempt to see if it can be done.

Carnevale – A new roof, and reduction of paving will be less than demolition.

Bauers – You mentioned wetland mitigation, where?

Bachik – It will be on the sanctuary site in close proximity.

Bauers – Considering the use of the site, I caution about the sight lines of the driveway.

Bachik – We can help mitigate speeds with preemptive signage on each side.

- Public Participation
- *David Saneck – Thanks the PC for asking the applicant to consider preservation and that there might be some additional narrative as far as the history of the house being the lock tender’s house.*

8. Review of Project Dates

- a) *Tague required motion. So recorded on agenda above.*

9. Review of Zoning Ordinance

- a) *Nothing at this time.*

10. Planning Commission Members Updates/Discussions

- a) Review of Standard Action Memo Terms

11. Adjournment

- a) *Wiedegreen made a motion to adjourn.*
b) *DiNapoli seconded.*
c) *Motion carried 7-0. 7:31PM*