

**COLLEGEVILLE BOROUGH**  
**PLANNING COMMISSION MEETING MINUTES**  
**January 16, 2020**

The meeting was called to order at 7:00PM by Borough Manager Geoff Thompson.

Roll Call: Joshua Macel, Alex Tweedie, Richard Wallace, Thomas Gamble, Charles Faulkner, Dean Miller and Shannon Spencer called in to the meeting.

Other Present: Dan Grieser, Solicitor, David Leh, Engineer, Damon Drummond, Traffic Engineer, Mike Lowery, MCPC and Geoff Thompson, Manager

Election of Officers: Mr. Thompson explained to the Planning Commission that Municipalities Planning Code requires the Planning Commission to elect a Chairperson and a Vice-Chairperson the first meeting of each year.

Mr. Thompson requested nominations for the position of Chairperson. Mr. Wallace nominated Thomas Gamble. No other nominations were put forth. The vote for Thomas Gamble as Chairperson was 7-0 in favor.

Mr. Thompson requested nominations for the position of Vice-Chairperson. Ms. Spencer nominated Richard Wallace. No additional nominations were put forth. The vote for the Richard Wallace as Vice-Chairperson was 7-0 in favor.

Mr. Gamble thanked the Commission and requested a motion to approve the December 19, 2019 minutes. **MOTION** by Mr. Miller to approve the minutes of December 19, 2019, second by Mr. Wallace. **MOTION approved 7-0.**

Mr. Grieser gave a brief overview of the roles and responsibilities of the Planning Commission.

Mr. Grieser announced that Mr. Tweedie advised him of a possible conflict of interest due to his company doing work for WB Homes. Mr. Grieser advised that since the PC is only discussing a possible ordinance amendment and not the land development plan he sees no conflict. Mr. Grieser then briefly explained when a PC member could have a possible conflict of interest.

Mr. Thompson introduced Mike Lowery from the MCPC.

Discussion of a Draft MSC Residential Overlay Zoning Ordinance: Chris Canavan, President of WB Homes gave an overview of the history of the proposed townhome project. Mr. Canavan explained that the project was before Borough Council during their November Council meeting and that Council agreed to have WB Homes work with the Borough Solicitor on a draft zoning ordinance for the proposed townhome project.

Mr. Canavan explained that the proposed overlay zoning was drafted by WB Homes and submitted to Collegeville Borough and the MCPC for review.

Mr. Gamble requested that Mike Lowery discuss his review letter. Mr. Grieser explained that his office reviewed the proposed ordinance and had concerns about spot zoning.

The Planning Commission had a lengthy discussion about the housing density the proposed ordinance permits and how townhomes could be built on the other M&I zoned parcels. Mr. Tweedie stated that impervious reduction incentives could be written into the ordinance to limit the density of townhomes on other M&I parcels. Mr. Macel recommended a new zoning district ordinance be drafted to Main Street Residential.

Public Questions:

Brian Fox, 3<sup>rd</sup> Ave.: Has concerns about the density of the development and potential traffic increases.

James Rafferty, 90 W. 3<sup>rd</sup> Ave.: Voiced opposition to the project due to the density, traffic and the neighborhood is currently single-family homes.

James Welsh, 93 W. 3<sup>rd</sup> Ave.: Concerns about density

Mr. Gamble addressed the process to consider and approve a zoning ordinance. Mr. Grieser advised that if the ordinance is changed it has to again be reviewed by the MCPC. Mr. Gamble advised that the Planning Commission's consensus is that it would prefer a new zoning district be created rather than the proposed overlay ordinance. Mr. Canavan stated that he would work with the Borough Solicitor, Engineer and Planner to draft a new proposed zoning district for the Planning Commissions consideration.

Public Questions:

Mary Rudolph, 54 W. 3<sup>rd</sup> Ave.: She works on Main St. and likes the proposed project.

Mayor Aidsand Wright-Riggins: Questioned what the term cultural shift inferred and asked what was wrong with townhomes.

**MOTION** by Mr. Miller to table the proposed Overlay Zoning Ordinance, second by Mr. Wallace. **MOTION approved 7-0.** Mr. Canavan stated that he is comfortable with continuing the zoning ordinance discussion.

Other Business: Mr. Macel requested that the Planning Commission recommend to Borough Council that an Official Map be created. After discussion about the involved process of creating an official map Matt Lowery agreed to draft a memo regarding the processes of adopting and creating an official map.

**MOTION** by Mr. Macel to adjourn the meeting, second by Ms. Spencer. **MOTION approved 7-0.** Meeting was adjourned at 8:55PM

Respectfully Submitted,

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Geoffrey Thompson, Secretary