

**COLLEGEVILLE BOROUGH
PLANNING COMMISSION MINUTES
December 19, 2019**

Call to Order: The meeting was called to order at 7:00PM by Chairperson Arnold Mann.

Roll Call: Arnold Mann, Alex Tweedie, Richard Wallace, Thomas Gamble and Dean Miller (arrived late) Absent: Chris Rood and Shannon Spencer

Other Present: Dan Grieser, Solicitor, David Leh, Engineer and Geoff Thompson, Manager

Approval of Minutes October 17, 2019: **MOTION** by Mr. Wallace to approve the minutes of October 17, 2019, second by Mr. Gamble. *MOTION approved 4-0.*

NEW BUSINESS

32, 36 & 40 Eighth Avenue Subdivision, Mikelen LLC: Mike Clement, the applicant and Nick Feola, the applicants engineer were present to discuss the project. Mr. Clement explained the process of obtaining the properties from the Bringhusrt Trust and Collegeville Borough.

Mr. Clement stated that he was prepared to comply with the Gilmore and Associates December 11, 2019 review letter. Mr. Clement advised the Planning Commission that he is requesting four Waivers from the SALDO;

1. Section 600-10: to allow the plan to be considered for concurrent and preliminary/final approval.
2. Section 600-13D.12: from showing all features described in this section to a distance of 100 feet beyond tract boundaries.
3. Section 600-34: from installing sidewalks along the site frontages of 8th Avenue and Chestnut Street.
4. Section 600-41.B: from providing an ultimate right-of-way width of 50' (25 from centerline) along the site frontage of 8th Ave. and Chestnut St.

Mr. Feola reviewed the landscaping plan stating that project is does not room for six of the required 21 replacement trees. Mr. Feola requested an additional Waiver (Section 600-28A.(6) and agreed to a fee in lieu of the trees. Mr. Leh recommended a fee of \$350 per tree or \$2,100.

Mr. Feola reviewed the stormwater plan stating that each property will have a seepage bed for stormwater collection.

Mr. Gamble asked why sidewalks could not be built for the project. Mr. Clement stated that no sidewalks currently exist on 8th or Chestnut St. and the topography and utility poles would make sidewalks difficult to install. Mr. Gamble stated that he feels that a

sidewalk should be built on 8th Ave. Mr. Tweedie agreed due saying the sidewalk would connect with the existing sidewalk on Chestnut St, across 8th Ave. A lengthy discussion ensued regarding the sidewalks.

Mr. Clement agreed to install sidewalk along 8th Ave. with the understanding that the sidewalk may have to be narrowed to get around the existing utility poles.

Sherry White asked why the need for sidewalks

Peggy Bansey questioned if the street would be widened and if a grass strip would be installed along the sidewalk

Robert Botti requested a grass strip with the sidewalk

Cathy Gainer asked about the seepage beds, landscaping and possible asbestos in the existing homes.

Jim Gainer asked about the size of the new trees and the proposed seepage beds.

MOTION by Mr. Tweedie to recommend approval of a Waiver for Section 600-10, to allow the plan to be considered for concurrent and preliminary/final approval. Second by Mr. Wallace. *MOTION approved 5-0*

MOTION by Mr. Tweedie to recommend approval of a Waiver for Section 600-13D.12 from showing all features described in this section to a distance of 100 feet beyond tract boundaries. Second by Mr. Wallace. *MOTION approved 5-0*

MOTION by Mr. Tweedie to recommend approval of a Partial Waiver for Section 600-28A.(6) for the applicant to not install six required replacement trees and to provide a fee in lieu of at \$350 per tree not installed (\$2,100). Second by Mr. Gamble. *MOTION approved 5-0.*

MOTION by Mr. Tweedie to recommend approval of a Partial Waiver from Section 600-34 from installing sidewalks along Chestnut St. with applicant agreeing to install sidewalk along 8th Ave. with the understanding that the sidewalk may narrow around the utility poles. Second by Mr. Wallace. *MOTION approved 5-0*

MOTION by Mr. Tweedie to recommend approval of a Partial Waiver from Section 600-41.B, providing an ultimate right-of-way width of 50 feet for both 8th Ave. and Chestnut St. The applicant agrees to dedicate only so much of the right-of-way area as required for sidewalk construction along 8th Ave., but not Chestnut St. *MOTION approved 5-0.*

MOTION by Mr. Tweedie to recommend approval of the Preliminary/Final Plan contingent upon compliance with the December 11, 2019 Gilmore & Associates review letter. Second by Mr. Wallace. *MOTION approved 5-0*

OLD BUSINESS

Snout Home Ordinance: Mr. Grieser reviewed the draft ordinance. Mt. Grieser made revisions based upon comments from the October Planning Commission meeting.

MOTION by Mr. Tweedie to recommend the revised Snout Home Ordinance be sent to the Montgomery County Planning Commission for review and then to Borough Council for final approval. Second by Mr. Gamble. *MOTION approved 5-0.*

Mr. Thompson informed the Planning Commission that this is Arnold Mann's last meeting and congratulated Mr. Mann. The Planning Commission members thanked Mr. Mann for his almost 30 years of service.

The meeting adjourned at 8:31PM.

Respectfully Submitted

Geoffrey Thompson, Secretary