

**COLLEGEVILLE BOROUGH
PLANNING COMMISSION MINUTES
May 21, 2020 7:00PM VIA ZOOM**

The meeting was called to order at 7:00PM by Chairperson Thomas Gamble.

Roll Call: Chair, Thomas Gamble, Vice-Chair Richard Wallace, Charles Faulkner, Dean Miller, Shannon Spencer and Alex Tweedie. Absent Josh Macel

Other present: Engineer, David Leh, Solicitor, Dan Grieser, Mike Lowery, MCPC and Geoff Thompson, Manager

Approval of Minutes: **MOTION** by Mr. Tweedie to approve the January 16, 2020 minutes, second by Ms. Spencer. ***Motion approved 6-0.***

NEW BUSINESS

Mr. Gamble introduced Chris Canavan to review the Draft Main Street Commercial-Residential District - Zoning Ordinance. Mr. Grieser reviewed the ordinance and the changes made to the previous MSCR ordinance.

Mr. Tweedie questioned the necessity for rezoning the 4th Ave. properties and should the commercial uses be in the ordinance. Mr. Faulkner agreed that commercial uses should not be in the ordinance. Mr. Lowery added that the MCPC liked the idea of including commercial uses in the ordinance.

Mr. Tweedie questioned the setbacks and impervious coverage in the ordinance. Mr. Canavan explained that the Right-of-Way along W. 3rd Ave. will add to the 15 foot setback.

Ms. Spencer questioned if a traffic study was completed. Mr. Leh indicated that WB Homes completed a traffic study even though a study was not required.

Mr. Tweedie questioned the parking requirements, white vinyl rail requirement and the proposed recreation fee. Mr. Leh stated that the \$750 per unit recreation fee is within what surrounding municipalities have in their ordinances.

Dimensional requirements were discussed. The commissioners agreed upon a rear loading garage requirement. Landscape buffers, side elevations, front angled buildings and green space requirements were discussed.

Ms. Spencer asked about pervious pavers and their value. Mr. Leh indicated that pervious pavers, if not cleaned regularly, have issues with not absorbing water. Ms. Spencer added that the density still concerns her as well as some Council members.

The Commissioners again addressed the issue of having business uses in the ordinance. The Commissioners were split on the issue.

Mr. Gamble questioned how many changes can be made to the ordinance before it has to be reviewed again by the MCPC. Mr. Grieser indicated that it would be his recommendation to have the ordinance reviewed again by the MCPC to ensure compliance with Municipalities Planning Code. Mr. Lowery thought the ordinance may need re-reviewed but would confirm. Mr. Canavan stated that he was fine with the ordinance coming back to the Planning Commission in June.

The list of ordinance changes was briefly reviewed by Mr. Tweedie.

PUBLIC COMMENTS (Voice):

James Hickey: Questioned overflow parking, streetlights and fencing along his property. Mr. Hickey requested a larger map of the proposed project.

Ms. Spencer requested the questions from the Q&A be saved and added to the minutes.

Mike and Carol Maniscalco: Stated that the project was too dense and had concerns about overflow parking. Why doesn't the Planning Commission support the local residents as well as Main Street businesses?

Q&A Submitted questions are attached.

The meeting adjourned at 9:27PM

Q&A Submitted Questions - Planning Commission Meeting, May 21, 2020

Chris Canavan 07:36 PM

Just wanted to correct something I said. Our net acreage is 2.24 acres not 2.49. Thank You Chris Canavan

Terri 07:44 PM

How tall are these town homes? The borough allowed a 4 story duplex at 4th and Chestnut and it doesn't quite fit into the neighborhood. These homes appear to be of similar size.

Terri 07:45 PM

Also agree with Alex that this should not be zoned commercial/residential. Chestnut street cannot handle that kind of traffic.

Terri 07:46 PM

How is the borough and the county dealing with the increased density of housing in Collegeville in general? The traffic coming through Collegeville is already very congested, and difficult to get in and out of town on the bridges. 40 more houses on 2 acres isn't going to help

Knipe 07:49 PM

What is the process for notifying local residents (across the street) about proposed development sooner in the process? A letter was just received this week while the commission and council have been reviewing this since Nov. 2019.

Diane 08:02 PM

we care too

James Hickey 08:02 PM

too many town houses for that space?

James Hickey 08:07 PM

he has bad audio

Diane 08:09 PM

I don't

Diane 08:09 PM

I don

James Hickey 08:35 PM

too many marbles in a small bag!!!

Knipe 08:58 PM

Current parking on Chestnut between third and fourth avenue is already maxed out now with the few residential dwellings present. Adding a handful of spaces will not handle an additional 40 units.

Alex 08:02 PM

Does this zoning change the public right of way/roadway extents? Has there been a traffic study conducted?

James Hickey 08:03 PM

parking in front of 351 chestnut?

James Hickey 08:03 PM

street lights?

Terri 08:04 PM

We are at 342 Chestnut and have not received anything in the mail regarding this. We heard about word of mouth from neighbors. How can we be notified of additional hearings on this matter?

Knipe 08:04 PM

40 dwellings on 2.24 acres seems excessive. Other townhouse communities in Collegeville and by WB Homes have additional parking areas and green space.

Terri 08:06 PM

We are directly across the street

James Hickey 08:07 PM

will the fence stay at 351 chestnut between the properties?

Diane 08:07 PM

one of the big problems in a townhouse development is always parking. I could point out many newer developments that have major issues with neighbors complaining about guest cars blocking their access to their driveways. where is the over-flow parking?

Linda Nielsen 08:08 PM

I own and live at 348 E Main St. BuilderToo many homes for the 2.4 acres. Borough Why not insist overflow parking be within those 2.4 acres?

Knipe 08:08 PM

What environmental testing is planned? Collegeville has a history of TCE and other environmental contaminants. This property has been industrial for decades, prior to Reese ownership.

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Terri 08:09 PM

How will rezoning impact the taxes of residents on Chestnut Street?

Terri 08:09 PM

How will rezoning to residential commercial impact the property values of the existing homes on Chestnut St?

James Hickey 08:10 PM

will the new homes have decks?

Diane 08:10 PM

I was wondering where the retention basin for water runoff control is located?

James Hickey 08:11 PM

could I get a larger drawing of the project?

Knipe 08:14 PM

In the council minutes of Nov. 6, 2019 Ms. Tulio asked Mr. Canavan to reach out to local residents for comments. Apparently he has not done so. Living on Jonlyn Lane we have heard nothing until this week, the letter from the borough.

James Hickey 08:15 PM

does ursinus contribute to the borough?

Terri 08:15 PM

Has any ground/soil testing of the existing lot been conducted to identify elevated contaminants? That property has been M&I for roughly a century from what I understand?

James Hickey 08:18 PM

40 units is too many!!!

Knipe 08:20 PM

There was a question about sufficient industrial sites in the borough that Mr. Thompson was going to investigate. What was the result of that investigation?

James Hickey 08:22 PM

will walnut st stay one way?

Knipe 08:30 PM

Statistics show that 40 dwellings will have 80 vehicles. Reese property never had that volume or density of vehicles travelling down Chestnut St. Based on 35 years of observation living on Jonlyn. Traffic has increased due to the relocation of the Post Office during week days.

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Additional concern is pedestrian and children safety walking to the Park with this additional major traffic impact.

James Hickey 08:33 PM
how many sq ft are the units?

Mike & Carol Maniscalco 08:40 PM
my property goes from 3rd ave to Jonlyn, at times I enter my property from Jonlyn and don't want to be block by over flow cars from Houses. can we get no parking signs installed except for property owners??

James Hickey 08:45 PM
yes it doesn't matter what it is nowwe have to get it up to standards!!!

Diane 08:46 PM
Is the boro going to demand soil testing?

Knipe 08:47 PM
Is the northern portion of the parcel (large lot surrounded by fence) truly impervious? It appears to be a gravel lot.

Diane 08:50 PM
whenever walnut street sees substantial rain fall, the drainage is not adequate to control the access flow down to third ave. what is going to control that issue in the future?

Knipe 08:52 PM
During rain storms water pours down Chestnut from fourth down to third avenue now. Especially on Rees property side requiring them to place a metal beam to divert water from running down the ramp to the underground work area.

James Hickey 08:55 PM
where at on chestnut ???

James Hickey 08:59 PM
maybe a public parking lot ?

James Hickey 09:05 PM
you guys should review impervious ground %

Knipe 09:09 PM
Will these questions be captured in minutes or recordings or will they need to be resubmitted?