

**COLLEGEVILLE BOROUGH
PLANNING COMMISSION MINUTES
September 19, 2019 7:00PM**

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

Roll Call: President Arnold Mann, Vice President Shannon Spencer, Rich Wallace, Chris Rood, Dean Miller and Thomas Gamble

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

Approval of Minutes July 18, 2019: **MOTION** by Ms. Spencer to approve the July 18, 2019 minutes, second by Mr. Rood. **MOTION approved 6-0**

NEW BUSINESS

Royal Farms Final Land Development Plan: Christen Pionzio reviewed the status of the Royal Farms land development plan. The plan received Preliminary Land Development approval in June of 2018. Since that time they have been working to comply with the conditions of Preliminary Plan approval Resolution and to satisfy PennDOT's traffic plan requirements.

Matt Hammond, the Royal Farms Traffic Engineer, reviewed the traffic plan for the project. Mr. Hammond reviewed the new traffic signals required and the new mast arm needed for the 2nd and Main intersection. Due to the configuration of the intersection a mast arm of 75' will be required. Gilmore & Associates and PennDOT asked Royal Farms to investigate alternatives to the 75' mast arm.

Mr. Hammond discussed the issue of the truck turning radius for Site Drive B. Gilmore & Associates has recommended that truck deliveries be restricted during the hours of 6:30AM and 6:00PM. Mr. Hammond stated that Royal Farms has objected to this recommendation due to Royal Farms not knowing when fuel deliveries will be needed. Matt DiGiulio from Royal Farms explained that when a fuel tank gets low an automated signal is sent to their fuel delivery company and a truck is dispatched to the store within 3-4 hours. Limiting times for deliveries may cause a fuel tank to go empty.

Mr. Leh recommended that the turning radius issue be monitored for 6 months to see if any problems occur with traffic flow. Mr. Wallace suggested that the review time per period be 9 months and the Borough will monitor citizens' complaints and Royal Farms will keep record of deliveries to the site during that time.

Request Waivers: Sean McGranahan, an engineer with Robert Blue & Associates, reviewed the requested Waivers on the September 11, 2019 letter.

MOTION by Mr. Gamble to approve the Waiver of Section 434.5.B Requiring the planting strips to be landscaped with 1 canopy tree every 25 feet plus shrubs and/or ground cover to

cover the entire area of maturity, second by Mr. Rood. **MOTION approved 6-0.** Royal Farms is to provide 12 trees and 13 additional shrubs west of the building in lieu of the required trees.

MOTION by Ms. Spencer to approve the Waiver of Section 428.9.C, all driveways shall be provided with a stopping area within which the grade shall not exceed 4 percent, Second by Mr. Rood. **MOTION approved 6-0**

MOTION by Ms. Spencer to recommend approval the Final Royal Farms Land Development Plan conditioned upon the following:

1. Compliance with the Gilmore and Associates August 8, 2019 review letter
2. Compliance with the Gilmore and Associates August 27, 2109 traffic review letter
3. For a period of nine months following the issuance of the Use and Occupancy Permit for the store, the applicant shall keep a log of all fuel truck delivery dates and times and provide them to the Borough Manager. During that same period of time, the Borough Manager will accumulate all traffic complaints and police reports related to fuel delivery trucks turning into the project. If the Borough determines by reviewing the delivery logs, traffic complaints, and police reports that the fuel trucks are not adversely affecting the performance of the driveway, the requirements of paragraph 5 in the Highway Occupancy Permit Plan Comments section of the Gilmore & Associates August 27, 2019 traffic letter will not be considered. If it determined the fuel trucks are significantly affecting the performance of the driveway, paragraph 5 of the above referenced letter shall be reconsidered and after consulting with the Borough Traffic Engineer , time restrictions established by the Borough

Second by Mr. Rood. **MOTION approved 5-1**

Discussion of Snout Houses: Mr. Thompson and Mr. Grieser reviewed and discussed the information regarding snout houses. Ms. Spencer explained that a snout house is a house that has a garage that protrudes from the front façade prominently. The issue came about due to a proposed 3 home development at 8th Ave. and Chestnut St. The original proposal had the homes being snout homes. The developer has since changed the home design. Ms. Spencer said the homes and neighborhoods with snout houses are uninviting and not ascetically pleasing.

MOTION by Mr. Wallace to recommend that Borough Council authorize the Solicitor to create zoning language to restrict snout houses. Second by Ms. Spencer. **MOTION approved 6-0**

REPORTS: Ms. Spencer reported that the Central Perkiomen Valley Regional Planning Commission will meet in October.

OTHER BUSINESS:

Mr. Thompson reported that the 3-home development at 8th and Chestnut St. received their requested Variances from the Zoning Hearing Board so the Planning Commission should see the land development plan in a few months.

Ms. Spencer reported that Borough Council is considering contracting with the MCPC to update the Borough's Comprehensive Plan. The current Comprehensive Plan is from 1971.

The meeting adjourned at 8:52PM

Respectfully Submitted,

Geoffrey Thompson, Secretary