

**COLLEGEVILLE BOROUGH
PLANNING COMMISSION MEETING MINUTES
June 18, 2020 VIA ZOOM**

The meeting was called to order by Chairperson Thomas Gamble.

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

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

Approval of Minutes: MOTION Ms. Spencer to approve the minutes of May 21, 2020 meeting, second by Mr. Tweedie. Motion approved 6-0

NEW BUSINESS: Discussion of a Draft Main Street Commercial-Residential District - Zoning Ordinance: Mr. Grieser reviewed the changes in draft MSCR Ordinance:

- The other revisions in this latest draft pertain to design standards:
- Requirement that all townhouse units have rear loading garages
- Requirement that a minimum of 7% of green area be configured as central open space
- Requirement of a two (2) foot offset for a minimum of 67% of dwelling units in a building
- Removal of the color requirement for exterior vinyl deck railings
- Requirement that garage doors have one horizontal panel of windows

Ms. Spencer stated that she was not comfortable with 40 units on the lot.

Mr. Tweedie reviewed the timeline and process of the Planning Commission reviewing the ordinance and the WB Homes tour in Lansdale provided by Mr. Canavan. The Lansdale development had no parking or traffic concerns and has more density than is proposed at the Collegeville development.

Mr. Gamble stated that the Planning Commission has reviewed the proposed MSRC Ordinance on three occasions and feels it is time for the Planning Commission to take a vote on recommending the ordinance to Borough Council.

Mr. Wallace stated that he has heard public opposition to the development and feels the Planning Commission should heed the will of the citizens.

Mr. Canavan, the WB Home representative, states that the purpose of the July 1, 2020 Public Hearing is to hear comments about the proposed ordinance and to answer Council and resident concerns about the ordinance. Issues about parking, landscaping and traffic will also be addressed during the Conditional Use hearing and during the land development review process.

Mr. Tweedie answered a question submitted on the Q&A function.

Mr. Tweedie commented that WB Homes is proposing more parking of the development than the Borough ordinance requires.

Mr. Miller asked questions about parking along Chestnut and Walnut Streets.

Mr. Gamble read questions submitted via the Q&A on the Zoom function.

MOTION by Mr. Tweedie to recommend the MSRC ordinance to Borough Council as written with a request that Borough Council discuss having the permitted commercial uses in the ordinance. Second by Mr. Faulkner. Roll call vote: Yeas; Mr. Tweedie, Mr. Faulkner, Mr. Miller and Mr. Gamble. Nays; Ms. Spencer and Mr. Wallace. ***Motion adopted 4-2.***

Mr. Thompson advised the Planning Commission and all attendees that the Public Hearing for the proposed MSRC Zoning Ordinance is July 1, 2020 @ 6PM.

Meeting adjourned at 7:42PM

Questions submitted via the Q&A function on Zoom

From Tommy George to All Panelists: 07:11 PM
so this allows the 40 units? Do the local residents have a vote or say. This is terrible for our local streets

From Jen Rafferty to Everyone: 07:12 PM
Are the residents going to be able to voice their opinions and concerns? There are several of us on here that would like to speak, if possible.

Shannon is correct, there are a lot of concerns from the residents.

From Brian to All Panelists: 07:13 PM
The number of units is a major concern

From Linda Nielsen to All Panelists: 07:13 PM
thank u Shannon
common sense approach
and concern for the residents like me who lived here 30 years
and no way should 40 units be allowed. 30 max with overflow parking a must. please represent your constituents you serve

From Tommy George to All Panelists: 07:15 PM
Alex, have you ever tried to get through the light at the end of third Ave and Main street. I doubt it
Collegeville is not Lansdale

From Linda Nielsen to All Panelists: 07:17 PM

just ride up the street to see what trappe allowed in newly developed main Street crossing. 39 homes with 18 overflow parking for residents there.

let w b walk away Be patient.

wait for best use options

id rather trans fleet maintain ownership

From Jen Rafferty to Everyone: 07:21 PM

if we can be taken off mute to speak that would be great - it's more difficult to type out all of our points. thank you!

thank you Richard! Well said.

From Linda Nielsen to All Panelists: 07:22 PM

thank you Richard. yayyyy

From Tommy George to All Panelists: 07:22 PM

Thanks Richard and Shannon

From Craig Farr to Everyone: 07:24 PM

I'd like to hear from each member about their comfort for the forty unit density.

From Linda Nielsen to All Panelists: 07:26 PM

so at 12 max an acre than the max would be 30 max for the 2.4 acres.

are u saying max 30

there are hardly any spaces on chestnut or walnut especially if the builder follow through w bump outs. he stated last mtg

From Brian to Everyone: 07:28 PM

Question: what is the number of homes listed in the ordinance, 12 per Acre or 18?

From Linda Nielsen to All Panelists: 07:29 PM

ok thx ☺

ouch 40 still rediculous

w no on-site overflow parking

From Brian to Everyone: 07:30 PM

40 homes is way too many

From Tommy George to All Panelists: 07:30 PM

have you considered the traffic,? currently when i need to get to main street I go via park ave because the light at third and main is a disaster

From Keith McLennan to All Panelists: 07:31 PM

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Has Chris or the solicitor reviewed the Zoning Ordinance, particularly 680-73 regarding whether the parking proposed satisfies the 2.5 off-street parking spaces required for a townhome? Often there is a provision in the code or case law that defines an "off-street" parking space as those in a garage, not a driveway.

From Jen Rafferty to Everyone: 07:33 PM
reiterating what Mike and Carol have said - if you vote this through, can council lower the number upon final vote?

From Linda Nielsen to All Panelists: 07:34 PM
walnut street is my back yard so to speak. I now can park 2 cars along side my garage. i would thrn loose my parking and im guessing u would change what side parking is allowable on walnut street. currently walnut street parking is allowed on my side not Reese bldg side

From Jen Rafferty to Everyone: 07:35 PM
Our roads are pretty narrow as it is (third avenue just got more narrow with the new sidewalks) so I'll be interested to see the traffic study.

From Linda Nielsen to All Panelists: 07:37 PM
Shannon and Richard ❖❖

From Jen Rafferty to Everyone: 07:38 PM
date?
thank you. see you there! :)