

**COLLEGEVILLE BOROUGH
PLANNING COMMISSION MEETING MINUTES
APRIL 15,2021 VIA ZOOM**

The meeting was called to order by Chairperson Thomas Gamble.

Roll Call: Chair, Thomas Gamble, Josh Macel, Alex Tweedie, Richard Wallace, Charles Faulkner, Shannon Spencer

Absent: Dean Miller

Others Present: Engineer, David Leh, Solicitor Dan Grieser and Manager Tamara Twardowski

Approval of Minutes: There were several items pointed out for grammatical corrections. MOTION by A. Tweedie to approve the minutes of February 18, 2021 meeting, second by S. Spencer. Motion approved 4-0

NEW BUSINESS:

TKO ATM APPLICATION – 201 Second Avenue

Present for the application were: Attorney Matthew McHugh, Tom Riley, Chris Quinn on behalf of TKO, Kevin Tatlow Bohler Engineering and Jared from Atlantic Traffic and Design. The application proposes installing an ATM in the parking lot in the lower right corner between the entrance off Second Avenue and the Wendy's. Relief had been granted by the Zoning Hearing Board to remove 14 parking spaces with the condition that the project go through land development and review the internal traffic patterns.

The Borough Engineer has recommended reversing the circulation that is shown on the proposed plan. However, if the applicant did that, the ATM would need to be in the center of the island to allow driver access which will increase the glare that drivers would need to deal with and could increase the number of drivers needing to get out the car which will decrease driver safety. Ideally, you would like the ATM to face North (which would be towards Redners); however, if the ATM faced North there would be minimal queue space. Atlantic Traffic and Design has submitted a detailed traffic analysis that maintains that the current proposed circulation is effective.

Concerns about shopping center in general:

- Cars backing out of parking spaces by the Wendy's
- Exit out of Wendy's, the Southside should be a one way with the drive thru. Additional curbing may help to help direct traffic or show where cars should be traveling
- South side of Wendy's should be one-way
- Consider closing off one of the entrances to the parking to the right of Wendy's
- Additional curbing could help guide traffic circulation

The applicant is willing to look at adding some green space to the center of the ATM circle. They are also willing to discuss some of the PC's concerns with the owner of the shopping center.

Motion by A. Tweedie, seconded by S. Spencer to recommend denial of the ATM land development application as filed, and recommend the following concerns and recommended improvements in the order of priority:

- natural counter clockwise circulation around the ATM roundabout
- improving the circulation within the immediate parking area especially providing additional queue length at the stop bar before entering the roundabout
- removing the exit movement from the Wendy's and providing one way circulation behind the Wendy's
- increasing green space in any non-needed circulation surface.

Public Comment – Brian Fox – the location for the ATM is not optimal with the configuration of the exit and entrance to Redners and the hard turns.

COLLEGEVILLE DINER – Brian Mann, Omni Architects

The diner would like to add a patio at the front of the property and a 5-foot setback is required. The applicant will be proposing encroaching into the setback in order to get a large enough patio. The general consensus of the Planning Commission is that they liked the idea and think it would be a good amenity; however, they are concerned about how this could affect the sight line at the exit especially with buffering. This can be a dangerous intersection with the configuration of Third Avenue, the crosswalk and the multiple lanes on Main Street between Second and Third. Additional concerns included the architectural aesthetics, landscaping, and the distance to the sidewalk at the southern end of the building. There was discussion as to whether the patio could be wrapped around the corner rather than have it come all the way across the front.

HISTORIC PROPERTIES ORDINANC – Dan Grieser

Solicitor Grieser introduced a preliminary Draft Ordinance that may be considered for advertisement at the May Borough Council meeting. Municipalities primarily protect historical resources by either using the Municipalities Planning Code (MPC) or Historic District Act (HDA). The HDA's requirements that are more stringent require a HARB and contiguous zoning districts, while the MPC uses Historical Commissions and zoning overlays. This proposed ordinance is founded on the MPC criteria. We used the MPC for two reasons- 1. Collegeville's historical resources are spread throughout the Borough and not appropriate for a contiguous zoning district and 2. Speed, as the MPC based ordinance does not require the state review like the HDA.

A separate historic commission could be established or the Borough could just allow the Planning Commission to act as the historic commission. The consensus of the Planning Commission was that there should be a separate commission.

A. Tweedie felt that this put a lot of responsibility on the manager and the planning commission who may not have expertise on the issues. He felt there should be a separate commission. S. Spencer asked how it was decided to designate certain properties. D. Grieser explained that he originally just added ones that have been designated, more could be added. It is essentially up to Borough Council to decide which properties to include. R. Wallace stated that he felt it was very important to be transparent as to the criteria for properties to be included and how those criteria were applied.

D. Grieser gave an overview of the updated Sign Ordinance, which will be further reviewed at the May meeting.

S. Spencer asked if the Borough was exempt from the electronic sign prohibition. The Borough zoning ordinance does exempt the Borough and the Fire Company from zoning if it chooses to do so. S. Spencer also asked about vehicle sign and was told that that is regulated by the Borough Code. Several questions were asked about sign sizes and allowances.

The meeting adjourned at 8:40 p.m.