

BOROUGH OF COLLEGEVILLE
PLANNING COMMISSION MINUTES
FEBRUARY 17, 2022

The meeting was called to order at 7PM by Chairman Tom Gamble

ROLL CALL: Chair Tom Gamble, VC Alex Tweedie, Josh Macel, Dean Miller, Terry Tumolo, Charles Faulkner and Susan Phillips.

ALSO IN ATTENDANCE: Solicitor Rebecca Geiser, Engineer Dave Leh and Admin Suzanne Robertson

MOTION to approve the minutes from the January 21 meeting by Miller with a second by Tumolo
MOTION carries 7-0

CPVRPC: No report

OLD BUSINESS: CGO Overlay

Mr. Gamble noted that 1-6 were reviewed at the January meeting, so this meeting will start on page 7 of the document. Mr. Tweedie said that he found the corrections hard to read and all agreed that they will need to see a clean copy of the document before sending final recommendations on to council.

Page 7: This section delves into building height. The current Ordinance allows for buildings to be 35 feet tall. With the planned mixed use buildings, the first floor retail space will need 15 foot ceilings with three floors above at eleven feet high each. Total 48 feet. Mr. Miller asked if that 48 feet includes the roof. An in depth discussion ensued regarding roof styles: mansard, gambrel, peaked and flat. The conclusion was that flat roofs would be allowed up to 38 feet, after that, a five foot setback for every foot of height up to fifty feet. Only one story of mansard roof will be allowed. The side and backyard parking setback will change to ten feet.

SURFACE PARKING: Tweedie noted that the current ordinance calls for 70 feet of frontage for parking. He asked how that calculation was figured. Mr. Leh said he took that to mean that there is to be no more than seven spaces in a row before there has to be a break. Macel said he does not want all the parking to be on the street. Ursinus can allow for parking on campus. There was a discussion about not requiring parking at the building, but having Ursinus assign a parking lot for this building. Students that were on the ZOOM sent messages in the chat as well as speaking to the members asking for there to be parking on site. It was decided that there must be some parking at the building, one spot for two students. For non-student residential, 1.5 parking spots per unit. It was decided "Ursinus College" would be removed and the verbiage be changed to "college campus and student housing". The developer will have to provide details for additional available parking not on site.

1D on page 8 will be removed because it was covered in #5.

Also in Section 5, the exemption is to be removed allowing for the reduction of required spaces if next to a municipal lot.

Page 9: SCREENING: It was decided that all lighting affixed to the building should point down. The refuse area will have a 20 foot setback from a residential dwelling. Screening to a residential dwelling will be 6 feet high, either solid fencing or continuous evergreen. And will be maintained by building owner. Screening will be 3 feet on the street side for visibility and safety.

MEETING ADJOURNED 8:57PM