

**COLLEGEVILLE BOROUGH
PLANNING COMMISSION MEETING MINUTES
February 18,2021 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

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

Approval of Minutes: MOTION Ms. Spencer to approve the minutes of December 17, 2020 meeting, second by Mr. Wallace. Motion approved 6-0

NEW BUSINESS:

131 W. Fourth Ave: Discussion of a preliminary/final land development plan submittal, which will convert an existing industrial building into three residential apartments. Attorney Joseph Clement and Larry and Mike Wargo were present to discuss the plan. The applicant has received a review letter dated February 11th by the Borough Engineer and a draft letter from MCPC dated February 17th. The applicant is willing to comply with the majority of the comments but is asking for several waivers. The Planning Commission discussed the application with the applicant and his attorney.

The Planning Commission recommended the following to be considered by the applicant:

- a. a green area near the Chestnut Street entrance by removing two parking spaces,
- b. some architectural/design elements on the building façade, and
- c. additional plantings in/around the existing basin area.

MOTION: by Mr. Tweedie to recommend preliminary/final plan approval subject to the February 11, 2021 Gilmore letter, the draft letter dated February 17, 2021 from MCPC along with the following SALDO waivers.

- a. Section 600-13.E(8) which requires contour lines on the plan.
- b. Section 600-13.E.(9)(b) which requires providing the location and description of existing buildings and other structures less than 100 feet beyond the tract boundaries.
- c. Section 600-38 to not require streetlighting along 4th Avenue since none exists currently on that street.

d. Section 600-34.A which requires sidewalks around the full perimeter of the property. Applicant is required to provide sidewalk along the parcel's 4th Avenue frontage, but not along Park Avenue and Chestnut Street. This waiver is conditioned on applicant providing an ADA accessible crosswalk to connect the new proposed sidewalk on the Fourth Avenue frontage to the existing sidewalk at the adjacent property on the northeast corner of Fourth Avenue and Chestnut Street.

e. Section 600-52 to not require concrete monuments and iron pins to be set at all property corners due to the limited amount of construction on the parcel.

f. Section 600-53 to permit certain aspects of the landscaping and buffer requirements to be waived conditioned upon compliance with the items referenced in paragraph 3 above.

SECONDED: by Ms. Spencer

MOTION APPROVED: 7-0

201 Second Avenue – ATM Land Development. The applicant has requested that this project be tabled until next month. However, Mr. Tweedie requested that Mr. Leh (if he has opportunity) pass along that it would be nice if the applicant could do something to help improve the traffic circulation in this area of the parking lot.

Borough Sign Ordinance – Solicitor Grieser gave a brief background on the current ordinance and why it should be updated, mainly due to the restrictions on political signage. It was discussed about a year ago and then tabled. Since then, there has been additional discussion about the business district, electronic signage and other concerns. Solicitor Grieser shared a copy of the Lower Merion ordinance which was recently adopted and asked for some feedback from members as to whether they like the format of the ordinance and if so, he could use that as a base model to work from.

There was an extensive discussion amongst the members regarding electronic signs and whether or not the Planning Commission wanted to allow them in any capacity.. Ms. Twardowski mentioned that there is interest by some members of Borough Council and the Fire Company in having an electronic signage. The majority of members did not want to allow electronic signage and did not feel that a recommendation to allow them should be coming from the commission. If Borough Council desires to add an allowance from them, that is their choice.

Central Perkiomen Valley Regional Planning Commission update – Dean Miller read a report submitted by Councilwoman Beckius. The Regional PC discussed and made updates to the Regional Trail web map and postcard, discussed a potential development on the Renninger property which is located in 3 of the municipalities within the Region.

The meeting adjourned at 8:22 p.m.