

BOROUGH OF COLLEGEVILLE  
PLANNING COMMISSION MEETING MINUTES  
JANUARY 20, 2022

The meeting was called to order at 7PM by Chair Tommy Gamble

ROLL CALL: Tom Gamble, Alex Tweedie, Dean Miller, Josh Macel, Terry Tumolo, Chuck Faulkner, Shannon Spencer, Solicitor Rebecca Geiser, Engineer Dave Leh and Assistant Suzanne Robertson

**MOTION** to approve Tom Gamble as Chair by Spencer

**MOTION** carries 7-0

**MOTION** to approve Alex Tweedie as Vice-Chair by Miller

**MOTION** carries 7-0

**MOTION** to approve the meeting minutes from the November 18 meeting by Tweedie with a second by Faulkner

**MOTION** carries 7-0

REGIONAL PLANNING: Valarie Beckius reported that the interactive trail map has been printed and will be distributed in the upcoming weeks. She noted that a representative from the Perkiomen Storm Water Initiative group, Crystal Gilchrist, attended and asked for a letter of support for Act 167. It was recommended that we look through our current ordinances in reference to storm water management and see if there are areas that are lacking and the county will help us update them. Ms. Gilchrist noted that if we sign the letter of support, it does not commit us to anything that would cost us money.

NEW BUSINESS: Phoenixville Federal Conditional Use

Ms. Geiser explained the zoning issues of the drive thru window and the steep slope grading. She noted that once the presentation is complete, the commission has the option to recommend approval, recommend approval with conditions or not recommend approval to Council. There is also a waiver of land development to be considered. Look to Zoning Ordinance Section 680.146 which sets standards for the drive thru requiring six spaces and also eight spaces for each that do not affect internal lot. Ordinance Section 680.208 has specifications for the grading.

Mark Padula from Padula Engineering presented the bank's plan for demo and to rebuild the Collegeville Branch. He met with Mr. Leh and Ms. Twardowski on December 20<sup>th</sup> to discuss the plan and at that time it was decided they would apply for conditional use and a waiver of land development.

The plan is to demolish the existing structure and rebuild on the same footprint. They will improve and repave the driveway and add landscaping. It is important to them to make sure that water moves efficiently from the site down to the creek. They are not proposing any changes to the slopes that are twenty five degrees or greater. Right now, there is no curb and they are proposing adding a curb. The water will hit the curb, split and run down the hill using curb cuts and also rip/rap. The foundation drain is critical and can discharge further in the rear of the site. There is a sump pump in the basement that pumps to a pipe under the existing drive thru and runs down the driveway next door. That will be abandoned and the plan is for new six inch roof drains. On the other side, the sump pump will discharge from the north side of the bank and hook to the drain behind the bank. He has spoken with Joe Hastings and cleared with him the one foot clearance for the bottom of the drain to the top of the sewer pipe.

Mr. Tweedie brought up concerns regarding the flow of water to the creek. He said he would rather have one safe point of conveyance to the creek rather than many curb cuts and riprap. Mr. Faulkner agreed. A discussion ensued regarding the amount of parking spaces needed per drive through lane and the lack of a passing lane around the drive through. Mr. Padula noted that the plans would be different if this were a brand new project, but he is working with the layout that has been there and working for over twenty years. It was agreed by all to waive land development, and considered that a conditional use may not even be necessary.

**MOTION** to recommend the Conditional Use application for the steep slope disturbance limited to no more than one drain pipe and one other crossing for the remaining building and site drainage directed in such a way that proves safe conveyance through downstream owners on the Perkiomen Creek. Also, conditioned upon receipt of an easement for parking on the adjacent Phoenix Services property and calculations that show they have the excess parking to make compliance for the parking requirements. We recommend denying the Conditional Use for the drive thru on the grounds that they may not need it as it doesn't comply with the legal standard of the use by Tweedie with a second by Spencer

**MOTION** carries 7-0

**MOTION** to approve the waiver of Land Development by Tweedie with a second by Faulkner

**MOTION** carries 7-0

Mike Narcowich from the Montgomery County Planning Commission introduced Naomi Crimm as our new Collegeville planner. Mr. Gamble stated that the group will now start over with the review of the Main Street overlay, taking it page by page.

Page 1: no comments

Page 2: Mr. Tweedie noted that he will reference back to the terms on this page

Page 3: no comments

Page 4: Mr. Tweedie noted in section 680.05 the conditional use for multi-family dwellings, he would like to clarify that the buildings have only retail on the first floor and office space/residences above.

Page 5: This section prohibits fast food. Mr. Tweedie discussed the clarification that walk up food and beverages be allowed and that it stipulates no drive thru food establishments. That would allow for coffee shops and other types of food that will draw students and residents. Pedestrian pick up windows shall be permitted, no drive ups.

Mr. Tweedie spoke about the conditional use standards as pertains to roofs. We do not want to limit the buildings to only pitched roofs. Mr. Narcowich asked if we would like to include a general recommendation but make it broader or just prohibit flat roofs. Mr. Tweedie asked the group if they want to prohibit flat roofs. Mr. Macel asked about rooftop dining or other rooftop amenities. Flat roofs can push the limits of the height requirements. Mr. Macel noted that we can change how the measurements are done base on the roof type. All agreed that while the main entrance does not have to be on Main Street, there should be a "face" on Main Street.

It was noted that 4A & 5A say the same thing, so 4A will be removed. In section 5A, it was discussed that the character of the buildings not be ruined by recessed doorways. The language regarding parking garages will be removed as they are prohibited.

MEETING ADJOURNED 8:50PM