

BOROUGH OF COLLEGEVILLE  
PLANNING COMMISSION MINUTES  
June 16, 2022

The meeting was called to order at 7:00 p.m. by Chairman Tom Gamble

ROLL CALL: Chair Tom Gamble, Dean Miller, Terry Tumolo (zoom), Charles Faulkner, Chris Louten, Alex Tweedie and Susan Phillips.

ALSO IN ATTENDANCE: Solicitor Rebecca Geiser, Engineer Dave Leh and Manager Tamara Twardowski

MOTION to approve the minutes from the March 17, 2022 meeting by Faulkner with a second by Tweedie MOTION carries 7-0

CPVRPC: Val Beckius – the main focus was the return on the environment report on economic impact of protected open space – impact on 4 specific areas area – home and property values, economic activity, environmental services, and direct use benefits. The only development activity discussed with an office park that would look like a townhouse development in Upper Frederick Township. Next meeting will be July 18.

NEW BUSINESS:

Stormwater Ordinance Update – DEP has provided an updated model ordinance to the one that was passed in 2014. The Borough needs to update our ordinance to conform to the new model ordinance. The Borough can pass regulations more stringent, but not less than what the model puts forth.

Main changes would include:

Definitions

- Floodplain – replace with definition in zoning ordinance so it is consistent
- Impervious surface – making the definition clearer and stating that compacted soils and gravel used for vehicle parking and traffic is included. A. Tweedie things that we should make clear that decks constructed over a pervious surface are not included in impervious calculation. The other question is whether swimming pool water is included in impervious should it be. PC agreed that it should be removed from the calculation. The current ordinance includes the pool water as an impervious surface.

Other discussion items included:

- If someone does not use a green infrastructure or low development method do we want to make them justify why?
- What is the square footage of disturbance and impervious surface do we want to allow before requiring the addressing of stormwater? The consensus was 5,000 SF for disturbance and 1000 SF for impervious.
- Simplified method for calculations can only be used for 2,000 SF or less.

- Riparian Buffers – only triggered when there is a SALDO application
- Who should be on the signature block? The opinion of the PC is it should be the design engineer. D. Leh said that DEP pushed back on that but they will go back to DEP and ask for that in cases of 2000 SF or more that are designed by an engineer.
- There was discussion on the inspections required and when they should be done.

#### MSC – Main Street Commercial Ordinance

This ordinance is to update the current MSC zoning ordinance and change the 400 block on the Borough side to MSC as it is currently RO. High-level discussion occurred and the following were topics or points of discussion.

- The PC agreed that MSC should be compared to the RO district too see what if any options are being lost.
- The consensus is that the PC does not want student housing in the MSC, but there could be market rate housing in mixed-use buildings.
- The commission does not feel that single-family homes should be included in the MSC district.
- There was a parcel identified on Fourth Avenue that may not be identified in the correct zoning district on the map, T. Twardowski will look into this.
- It was stressed that if there is a current use that is not allowed in MSC, the use is still allowed as a non-conforming use and is allowed to remain indefinitely and can be rebuilt if destroyed by fire, etc. This is an important point to make sure that we explain in public so that people do not think that we will be ending all residential use.
- Special exception uses of rooming houses and student housing should be removed.

Next month's meeting will look more in depth at the MSC and will finalize the Stormwater Ordinance for recommendation to Council.

MEETING ADJOURNED 8:50PM