

BOROUGH OF COLLEGEVILLE  
PLANNING COMMISSION MINUTES  
MARCH 17, 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, Charles Faulkner and Susan Phillips. Alex Tweedie arrived at 7:35 p.m.

ABSENT: Josh Macel

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

MOTION to approve the minutes from the February 17, 2022 meeting by Faulkner with a second by Tumolo

MOTION carries 5-0

CPVRPC: No report

OLD BUSINESS: CGO Overlay

Mr. Gamble noted that the previous edits have been made to the ordinance and started reviewing the ordinance at page 1 asking if there were any comment on each page. Page 2: there is a question as to whether the definition of multifamily student buildings should read that they are to be occupied exclusively by student dwellings but rather read occupied exclusively by students. The PC recommendation changing it to read Occupied exclusively by students. The Planning Commission requested that it be made clear in all references to student dwellings that the only permitted use is student housing. They requested that student housing without a commercial use on the first floor be added to the list of prohibited uses.

There was discussion on whether this ordinance allowed dormitories and whether or not the Borough wanted to. Dormitories would be allowed in the CGO Overlay if they are allowed in the underlying zoning district and developed in conformance with those regulations as outlined in the underlying zoning district. They would not be allowed if the development was utilizing the overlay zoning.

There was discussion on the maximum building height (page 7) under dimensional standards (C7). It was agreed that the section should be reworded to read: Where flat roofs exceed a height of 38 vertical feet, buildings shall have a 1.5 foot step back for every foot of additional height above 38 ft.

Page 8 Parking requirement section 2 a. should be revised to allow Council to waive the interconnected access driveways during Conditional Use where the attempt to secure interconnected access has failed. Section 4 should be reworded to add that proof of adequate parking exists to ensure that if a shared parking arrangement is utilized that there is enough parking to share.

On Page 9 under Street Trees, there was discussion on section H (1) (b) as to the tree well size. The Commission felt that 1,000 cubic feet of soil volume capacity was unnecessary and nearly impossible.

The Commissioners asked Ms. Crimm to discuss the soil volume capacity requirement with Montgomery County Planning Commission.

There was discussion on the Streetscape and Green area standards and the tables on page 11. In figure one, the allowance for points from category A should read to allow (no more than 2 of one item). On figure 2 the following changes should be make:

- A Hanging Basket should read baskets (plural)
- A Window Boxes should read boxes (plural)
- B Public Art/Mural should move to C for 3 points
- C Drinking fountain should be changed to Bottle filling station

In the Building Design Standard section (starting on page 14), there was discussion on the maximum size of buildings and whether 15,000 SF was large enough and/or whether there needed to be a maximum size. The final recommendation was to remove the maximum footprint and allow the Building Coverage maximum and the use of the building to dictate the building size. There was a lengthy discussion about façade walls facing pedestrian views and what percentage and height of see through windows should be required and how that would affect retail or residential. It was recommended by the Commission to change page 15 Section II a. to include a primary façade that needed to have a minimum of 60% window area and then allow all other facades with a pedestrian view to have a minimum of 30% of windows. The Commissioners requested that elevation drawings be required to be submitted as part of the conditional use application, and that the cross-sections made by Montgomery County Planning Commission be added as an appendix.

MOTION to forward the CGO overlay ordinance to Borough Council for consideration for adoption by Gamble, second by Tweedie.

MOTION carries 6-0.

MEETING ADJOURNED 8:34PM