

**COLLEGEVILLE BOROUGH
PLANNING COMMISSION MEETING MINUTES
MARCH 18,2021 VIA ZOOM**

The meeting was called to order by Chairperson Thomas Gamble.

Roll Call: Chair, Thomas Gamble, Josh Macel Dean Miller, Alex Tweedie

Absent: Richard Wallace, Charles Faulkner, Shannon Spencer

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

Approval of Minutes: D. Miller advised there was an extra “not” in the paragraph stating that the majority of Commission members did not think that electronic signage should be recommended by the Commission. MOTION by A. Tweedie to approve the minutes of February 18, 2021 meeting, second by D. Miller . Motion approved 4-0

CENTRAL PERKIOMEN VALLEY REGIONAL PLANNING COMMISSION – VALERIE BECKIUS

NEW BUSINESS:

Freeland Square Townhomes – 3rd Avenue

Chris Canavan and Justin Strahorn were present and informed the Commission that the plans have been updated to address previous review comments and feedback from previous meetings. There are a few housekeeping items that need corrected on the plans but nothing that affects the layout or design. Mr. Canavan also shared a rendering of the rear façade that had been asked for at a previous meeting. There is one additional waiver that is required due to changes made to include additional landscaping at the request of the Planning Commission and Borough Council. This will require a waiver from SALDO Section 600-53 C (2) (d) allowing trees to be planted closer than 6 feet to underground facilities. A. Tweedie requested that the applicant provide an additional crosswalk and ramp at the intersection of Chestnut at Third Avenue.

Motion by A. Tweedie to recommend approval of the additional waiver and to grant final approval of the land development plan conditioned upon compliance with all review letter stipulations, second by D. Miller. Motion approved 4-0.

Collegeville Car Wash Sketch Plan – Glen Kelczewski, Bercek and Associates

G. Kelczewski introduced the project and explained that there are 2 phases of the potential project. The first is to create a parking lot area with some vacuum and improve the run down site. The second phase was to expand the car wash with the addition of a touchless car wash. Based on the reviews from the Borough Engineer phase two may not be feasible due to flood plain issues and would require variances that may be difficult to obtain. D. Leh, Borough Engineer, also added that unfortunately, the car wash is a non-conforming use and for the expansion of the use, even for phase one of the project would likely require a variance because the project site is currently two parcels. The applicant advised that they would likely be willing to combine the two parcels in an effort to facilitate the project. It was suggested by

D. Miller that it may be easier to get through the Land Development process if phase 1 and phase 2 were separated.

D. Grieser offered that the first step really would need to be zoning relief since the whole property is in the in the flood plain. A. Tweedie offered the following comments for consideration:

1. It appears that currently the stormwater from the site appears to drain in right to the creek. It is recommended to try to capture all stormwater from the site rather than having the uncaptured runoff.
2. Circulation needs to be revisited to make sure that there is enough room and provide clarity on how the movement of traffic going in and out of the vacuum area and out of the car wash aren't overlapping and also allowing more of a queue for the carwash.
3. It seems that the road is extremely wide in front of the car wash and the sidewalk seems to be on the car wash property. It may be possible to shift the sidewalk and add some landscaping/green space.

The Planning Commission members present concurred that they did not have a concern about recommending approval of an expansion of a non-conforming use, especially if the site will be improved and remediated stormwater could be realized. While this may not be what the Borough envisioned for this corridor, it is a viable business that has been operating for decades and is looking to expand and improve and the Planning Commission feels that they should be supportive.

The Sign Ordinance is anticipated to be shared for the April meeting.

The meeting adjourned at 8:22 p.m.