

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

The meeting was called to order by Chairperson Thomas Gamble.

Roll Call: In Person: Chair, Thomas Gamble, Dean Miller, Alex Tweedie, Josh Macel, Charles Faulkner, Via Zoom: Shannon Spencer Richard Wallace

Others Present: Engineer, David Leh, Solicitor John Walko, Planner Mike Narcowich and Manager Tamara Twardowski

Approval of Minutes:

MOTION by S. Spencer to approve the minutes of August 23, 2021 meeting, second by D. Miller. Motion approved

MOTION by S. Spencer to approve the minutes of October 21, 201 meeting, second by D. Miller. Motion approved.

CENTRAL PERKIOMEN VALLEY REGIONAL PLANNING COMMISSION – VAL BECKIUS

Ms. Beckius reported that there was an error in the reporting from Perkiomen Township that the funding was approved for the intersection of 113 and 29 in Rahns. The project is still in the works, but funding has not been approved. They also discussed the development of a private landowner's stewardship guide that will provide resources on how to help individuals be more conscientious about storm water management. Lower Frederick has 42 single family homes going in at Little and Big Road. They completed their Comprehensive Plan and it is in the comment period. Trappe just completed a land swap with a private homeowner to allow access to their Main Street Park by the Community Music School. They have a proposal for 26 homes on the Fugo Tract at Clahor, First Avenue and 113. Upper Frederick is considering how to deal with a failing package plant for one of their developments. Schwenksville is working on remediating its Borough Hall after the flood.

OLD BUSINESS:

Continued discussion of the College Gateway Ordinance – Mike Narcowich, planner said that Mike Lowery brought him up to speed with the ordinance adoption and he was ready to discuss the ordinance. The Commission started worked through the document where they left off last month on page 11, street trees, taking comments and questions.

Some points of discussion:

- The Commission suggested street tree well is too large
- S. Spencer was concerned about the height of street trees and power lines
- There was lengthy discussion on types of trees desired. There is a list of trees in the SALDO and it was suggested that that list is referenced and the review of trees can be more deeply looked at during the Land Development process. Under General Requirements of Conditional Use, It was decided to remove (b) on the bottom of page

11 and amend (c) which will now be (b) to acceptable species for street trees are listed in appendix 600 a 1.

- A. Tweedie thought the wording was confusing regarding the minimum setback and where the planting bed is supposed to be. Discussion ensued regarding what we want the streetscape to look like. The Commission agreed that section 6 under General Conditions did not make sense and should be removed.
- Under outdoor dining section, there were discussion about restrictions regarding furnishing and decided that really, as long as the sidewalk is not blocked, the PC should not limit furniture types. Signage should be allowed on the podium. Hours of outdoor dining were discussed, as there were concerns that there are also residential uses along Main Street. Limiting the hours to midnight on weekends and 10:00 p.m. during the week was decided on to starting point and Council can fine-tune the hours as they see fit. Covered refuse facilities that are empties daily should also be provided. It is also recommended to say that outdoor dining and customers cannot impede pedestrian traffic flow, a minimum pathway of 5 feet obstacle free shall be maintained directly next to the verge. The Commission also recommends that an outdoor planning site plan should be submitted with the conditional use plan.
- The Commission recommends that the Borough provide renderings/examples of some of these streetscape recommendations to help applicants understand what we are looking for.
- The Commission recommends that under urban gardens, the following changes:
  - Is to reduce the seating requirement to one for every 75 sq. feet. (to be every 50 sq. feet for plaza areas)
  - To specify that they are open to the public during normal business hours
- Under Design Standards, for sidewalks B III should be changed Properties on 5<sup>th</sup> Avenue should have a minimum 10-foot setback and a 5-foot verge. G II requiring pedestrian signalizations at traffic signals should be removed as PennDot controls the requirements.
- Under Building Design Standards, the Commission recommends removing nonresidential in front of buildings, and have it application to all buildings. They also thin that there should not be a maximum building size but rather address the concern of façade view by the architectural standards.
- Heights of building and types of roofs was discussed at length. A. Tweedie is concerned that 45' with a pitched roof makes it difficult to do anything more than three stories. There was discussion amongst members as to what we really want to see in this district and how it fits in to the ordinance. If the limits do not make it economically feasible to develop under the ordinance with the height and roof style, then what is the purpose of the ordinance. There was differing opinion among the members, but they asked M. Narcowich to look at revising the roof standard section to allow roof types that would allow for a 4<sup>th</sup> story while keeping the height at 45'.
- There was discussion on the language regarding multiple buildings on one lot and the ownership and the common area. The Solicitor will send recommended language for the planner to include.

**The meeting adjourned at 9:26 p.m.**