

**COLLEGEVILLE BOROUGH
PLANNING COMMISSION MEETING MINUTES
October 21, 2021 VIA ZOOM**

The meeting was called to order by Chairperson Thomas Gamble.

Roll Call: Chair, Thomas Gamble, Dean Miller, Alex Tweedie, Richard Wallace, Charles Faulkner, Shannon Spencer

Absent: Josh Macel

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

Approval of Minutes: MOTION by A. Tweedie with some grammatical corrects to approve the minutes of May 20, 2021 meeting, second by S. Spencer. Motion approved

CENTRAL PERKIOMEN VALLEY REGIONAL PLANNING COMMISSION – VAL BECKIUS

Ms. Beckius reported that most of the time spent at the Regional Meeting was spent discussion flooding issues and concerns. They also discussed future priorities and the commission would like to develop a private landowner's stewardship guide that will provide resources on how to help individuals be more conscientious about storm water management.

NEW BUSINESS:

Discussion of the College Gateway Ordinance – Mike Lowrey, planner walked the Planning Commission through the ordinance. The Commission worked through the document page by page, taking comments and questions.

Some points of discussion:

- Definition of Mixed Use – uses on the first floor should be different uses than the upper floors; offices are probably not a desirable first floor use if we are trying to attract students and pedestrians into the businesses. Mike will work on better definition.
- Are we looking to require Conditional Use for any type of land development under this overlay? It seems to read that way currently. The need for Conditional Use should be tied to the use, not the land development. It is not very clear and may not achieve what we really want, this should be clarified.
- We should add as a use some type of experience retail/indoor entertainment such as escape rooms, axe throwing, etc.
- Difference between restaurant/quick service/fast food. The Borough has a definition of fast food and it is anything without a waiter. Which excludes a lot of restaurants that we probably don't want to exclude.
- Should a definition of plaza be added – there is criteria further down, but can we add a short definition that references the criteria section.
- There was discussion on side yard setbacks

- Lighting standards were discussed, there was mention that we should use dark sky standards; however, pedestrian bollard lighting which you would probably want, is not dark sky compliant. You can make standards that light does not trespass, without it being dark sky compliant. We need to determine what we are really trying to accomplish.
- Lengthy discussion about parking including parking required, shared parking, how much is available, etc. Concerns about screening around parking lots, we want to make sure that the parking lots are safe, and 6 foot high screening may not be the best option.

The Planning Commission will take up the send half of the ordinance at the November meeting.

The meeting adjourned at 8:33 p.m.