

COLLEGEVILLE BOROUGH
PLANNING COMMISSION MEETING MINUTES
JANUARY 18, 2024

The meeting was called to order at 7PM by Vice Chair Alex Tweedie.

ROLL CALL: Vice Chair Alex Tweedie, Charles Faulkner, Chris Louten, Terry Tumolo, Eric Pfeiffer and Karen Vitelli

ALSO IN ATTENDANCE: Solicitor Rebecca Geiser, Engineer David Leh, Planner Naomi Crimm and Admin Suzanne Robertson.

MOTION to approve the minutes from the September 21 meeting by Tweedie with a second by Tumolo
MOTION carries 6-0

REORGANIZATION

MOTION to appoint Charles Faulkner as Chair by Tweedie with a second by Tumolo
MOTION carries 6-0

MOTION to appoint Alex Tweedie as Vice Chair by Tumolo with a second by Faulkner
MOTION carries 6-0

CPVRPC: No report

Mr. Faulkner introduced attorney, Bob Careless, for Chase Bank to present the plan to demolish the Wells Fargo Bank at 222 E Main Street and rebuild a new Chase Bank on the site.

Mr. Careless presented the plan to construct the new bank and asked for input on the following four main issues that will need variances:

- 1) The ordinance requires a 50FT setback. The existing Wells Fargo is 25FT and they are requesting 26.8ft
- 2) The bank now has a building coverage on the site of 20.4% and they are requesting 20.6%
- 3) They hope to re-use the existing foundation of the pylon sign. They are aware that the max signage is 50sf total and they are requesting three wall signs at 36.9SF each.
- 4) They are requesting to maintain the non-conformity of the requirement to be 200FT from another existing structure that Wells Fargo was granted.

Mr. Tweedie asked the engineer, Cory Fisher from Bohler Engineering, if it had been considered to turn the building in such a way as to have the entrance on the other side and use that parking as designated bank parking. He expressed that the flow of the shopping center as is with the bank spots over toward the Rita's and Pizza Stop, causes major back-ups and confusion at certain heavy traffic times of day. Pep Boys also uses much of the spaces on that side of the lot during the day. Landscaping to soften along Route 29 is also necessary. Mr. Fisher said he is open to going back to the team to discuss these issues. He noted that there will not be a drive up teller, only one lane for a drive up ATM and a passing lane. Mr. Tweedie asked if there are any modifications to the leasehold area. Mr. Careless said there are not.

Eric Metzger from Philadelphia Signs presented slides depicting the proposed new signage that will need a variance as it surpasses the allotted 50SF allowable in the ordinance. The committee had no questions or comments regarding signage.

Travis Odom, Jeff Coghlan and Zach Mill (engineer) from 7Brews presented their plan for a drive up kiosk in the parking lot along Route 29 in front of Kimberton Whole Foods. The plan shows two lanes, one for ordering and one for pick up. Mr. Odom advised that the two projects (Chase & 7Brews) are working in conjunction on these projects for zoning with regard to parking spaces. Tweedie commented that, while he is a fan of the concept of the shop, he thinks the parking spaces toward the entrance corridor should be lessened in order for the trash dumpster be moved out of the entrance. It is not aesthetically pleasing for it to be the first thing people see upon entering the shopping center. He also would like to see the bumpers between this area and the full parking lot pushed toward the shopping center to make the lane straight and for them to be restored with landscaping as they once were. Mr. Tweedie asked if there is a walk up window. Mr. Odom noted that while there is a small service window that can accommodate walk up orders, that is only about 10% of their business and is not encouraged. Ms. Crimm agreed that landscaping should be a priority on this site.

Meeting Adjourned 8:15PM