

**COLLEGEVILLE BOROUGH
PLANNING COMMISSION MINUTES
February 15, 2018, 7:00PM**

1. Call to Order: The meeting was called to order at 7PM.
2. Roll Call: Shannon Spencer, Dean Miller, Thomas Gamble, Chris Rood, Arnold Mann and Richard Wallace. Joe Sullivan absent

Others Present: David Leh, borough Engineer and Geoff Thompson, Borough Manager

3. Election of Officers: Mr. Thompson requested nominations for the position of Planning Commission Chairperson. Ms. Spencer nominated Mr. Mann. Mr. Miller nominated Ms. Spencer. No additional nominations were presented.

Mr. Thompson requested a vote on the nomination of Mr. Mann. The vote was 6-0 to elect Mr. Mann as the Planning Commission Chairperson.

Mr. Thompson then requested nominations for the position of Planning Commission Vice-Chairperson. Mr. Rood nominated Ms. Spencer. No other nominations were presented. Ms. Spencer was elected 6-0.

4. Approval of Minutes – September 21, 2017: **MOTION** by Mr. Rood to approve the September 21, 2017 minutes, second by Mr. Gamble. *Motion approved 6-0.*

5. NEW BUSINESS

- A. Conditional Use Application – Ursinus College Student Commons: Robert Brant the attorney for the applicant presented an overview of the proposed land development plan for Ursinus College. The Student Commons will serve as a welcome center for admissions and include a coffee shop, bookstore and meeting area. The Student Commons will be open to public. A Conditional Use approval is required for any new building in the Intuitional Zoning District over 3,000 square feet. Mr. Brant introduced Tim Woodrow, the engineer for the project. Mr. Woodrow reviewed the renderings for the project and described the proposed green roof for the meeting building.

Mr. Brant explained that the applicant is requesting that the Planning Commission recommend that Borough Council grant a Conditional Use for the project. He further explained that the project will still have to go through the land development review process which will require review by the Planning Commission and Borough Council.

MOTION by Mr. Rood to recommend Conditional Use approval by Borough Council, second by Mr. Miller. *Motion was approved 4-0* via a roll

call vote; Mr. Gamble – yes, Mr. Rood – yes, Mr. Mann – yes, Mr. Miller – yes. (Ms. Spencer and Mr. Wallace recused due to association with Ursinus College)

- B. Hookah Lounge Regulations: Mr. Thompson reviewed a February 13, 2018 memo regarding his request for hookah lounge zoning regulations. Mr. Thompson informed the Planning Commission that the Police had to respond to numerous incidents at the Tropical Café Hookah Lounge in the Collegeville Shopping Center last summer. The Police had problems with underage drinking, drugs, noise and fighting at the business. Mr. Thompson presented the Planning Commission with a draft ordinance that regulates hookah lounges and restricts them to the M&I Zoning District within Collegeville Borough.

The key provisions of the ordinance:

- a) Hookah bars/lounges shall cease operations between the hours of 12 a.m. and 11:00 a.m.
- b) There shall be no noise or vibration discernable along any property line greater than the average noise level occurring on adjacent streets and properties.
- c) No alcoholic beverages served or consumed on premises.
- d) Planted buffer, fence or sound barrier when located within 300 feet of a residential property.
- e) Services must be performed under sanitary conditions and in compliance with all federal, state and local regulations, rules and laws, if any, regulating such services.
- f) No one under the age of 18 is permitted on premises.

Ms. Spencer requested the proposed ordinance clarify the noise and the landscape buffer requirements. **MOTION** by Ms. Spencer to recommend approval the Hookah Lounge zoning regulations, second by Mr. Rood.
Motion adopted 6-0.

6. REPORTS

- A. Central Perkiomen Valley Regional Planning Commission – no report

7. Adjourned: Meeting adjourned at 7:45PM