

**COLLEGEVILLE BOROUGH
PLANNING COMMISSION MINUTES
April 19, 2018 7:00PM**

1. Call to Order: The meeting was called to order at 7:00PM by Chairperson Arnold Mann
2. Roll Call: Chairperson Arnold Mann, Vice-Chairperson Shannon Spencer, Chris Rood, Dean Miller, Rich Wallace, Joseph Sullivan and Thomas Gamble

Others Present: David Leh, Borough Engineer, A. Kaminski, Borough Traffic Engineer, Rebecca Geiser, Solicitor and Geoff Thompson, Manager

3. Approval of Minutes – February 15, 2018: **MOTION** by Mr. Rood to approve the amended February 15, 2018 minutes, second by Ms. Spencer. *Motion approved 7-0*
4. NEW BUSINESS

A. Land Development Plan – Ursinus College Student Commons

Robert Brant, the Attorney for Ursinus College, briefly reviewed the proposed Welcome Center which will be located at the current Keigwin Hall and Unity House locations. The Unity House will be removed and Keigwin Hall will be modified. Mr. Brant stated that Ursinus College will comply with Gilmore's 4/11/18 review letter.

Mr. Brant then introduced John Kolb an engineer from Woodrow & Associates. Mr. Kolb reviewed the 4/17/18 Waiver request letter. The following Waivers are being requested;

Section 13-415.b(2) - Sidewalk Widths – Ursinus wishes to defer new sidewalk installation as they are pursuing a grant for new sidewalk and have a capital plan to replace the sidewalks along Main St.

Sections 13-418 & 13-422 – ROW and road shoulder widths – This would require widening of Main St. and Ursinus does not have the room as the proposed patio is close to Main St.

Section 13-432.2.E – Softening Buffers – The proposed landscaping does not fully meet the code but Ursinus is installing buffer planting and is willing to work with the Fire Company to blend the landscaping for both properties.

Section 13-434.3.B – Street Trees – Proposing street trees in the available locations. Ursinus is willing to plant the required street trees (5) in another location on campus

Parking: Dave Leh mentioned parking issue, Ursinus is willing to reserve space for guest and visitors in parking area behind the proposed Student Commons.

Mr. Kolb mentioned that the Zoning Hearing Board Decision required that adequate safety measures be put in place for the patio area. Mr. Kolb stated that the patio area will have a retaining wall.

Mr. Sullivan mentioned that the proposed pervious pavers required annual maintenance.

Mr. Mann briefly discussed the 3/29/18 MCPC review letter. The MCPC is requesting the plan have pedestrian connections, rejuvenate the trees along Main St. and Campus Drive.

MOTION by Mr. Gamble to recommend approval of the Preliminary/Final Student Commons Land Development Plan dated 12/22/18 and last revised 3/2/18 contingent upon compliance with the following;

1. April 11, 2018 Gilmore & Associates review letter
2. March 3, 2018 MCPC review letter.\
3. The planting of five trees to be determined by Ursinus College and Collegeville Borough.
4. The deferral of the sidewalks replacement to be determined by Borough Council
5. Recommend approval of the requested Waivers in 4/17/18 Woodrow & Associates letter; Section 13-415.b(2), Section 13-418, Section 13-442, Section 13-432.2.E and Section 13-434.3B

Second by Mr. Rood. *Motion approved 7-0*

CPVRPC Report – Cathy Kernen reported that the CPVRPC is progressing on a Greenways Study of the region.

Land Development Plan – Royal Farms

Christian Pionzio, Attorney for Royal Farms briefly reviewed the plan. She stated that she received a request from Sean Kilkenny, Solicitor for Collegeville Borough, to grant a time extension for action on the land development plan. Ms. Pionzio stated that she did not have authority to at this time to grant the extension.

Ms. Pionzio then gave a brief history of the property and previous attempts by others to develop the property; Rite Aid and Walgreens. Due to gas station being located on the property 30-40 years ago the site has a contamination problem. She further mentioned that an ordinance amendment was approved to allow convenience stores at this site and that variances were received to make changes to the flood plain on the property. Royal Farms is waiting for FEMA approval of the proposed flood plain changes. Royal Farms currently has no plans to develop the vacant lot that will be created when the new road is constructed.

Traffic Improvement Plan: Ms. Pionzio introduced Greg Richardson from TPD Engineering to review the proposed traffic plan for the project. Mr. Richardson stated that PennDOT is demanding the removal of the dogleg intersection by building the new cut-through road which will align Rt. 29 with Second Avenue. The "Old Rt. 29" section will become a driveway that will continue to connect Rt. 29 with Main St. but will only be open south bound half way to service the local property owners. The drive will not connect to Main St. southbound but will connect northbound. The traffic signal at the Keyser Miller Ford entrance will remain but will only activate when vehicles trip the light sensor.

Robert Blue, the engineer for the applicant was introduced by Christian Pionzio to review the land development plan. Mr. Blue reviewed the landscaping, building location, parking and the proposed stormwater plan for the development.

Public Discussion:

C. Kernen – Has concerns about limiting the traffic flow on the Old Rt. 29 drive that will be created. Leaving the two-way drive would benefit the Perkiomen Bridge Hotel.

Valerie Bekus – Asked about the location of the existing car wash property

Alex Tweedie – Has concerns about the one-way drive that will be created.

Janet McDonald (Power House) – What property will be taken from her property and will it affect the properties driveway.

Lisa Moore – Concerned about the traffic plan and making the traffic backup on Main St.

John Costello – Traffic plan questions

Ruth Mittman - Traffic plans questions

Cathy Kernen – Questioned the traffic counts in front of Power House

Rich Wallace – what is the source of the traffic counts? PennDOT?

Alex Tweedie – Questioned again the proposed partial drive being created.

Andrea Baptiste – Did the traffic counts used take into account the new developments across Perkiomen Bridge

Bob Botti – Questioned the new movement created by the traffic plan.

Mr. Richardson and Mr. Blue review the pedestrian movements for the land development.

Mr. Mann – requested sidewalks and a pedestrian access such as steps along Main St. and the new drive. Mr. Mann also asked that the sidewalk on the new road be extended further towards the new building.

D. Miller – Questioned the pedestrian movements.

Ms. Pionzio reviewed the 4/19/18 Waiver Request letter from Robert Blue. The letter requested Waivers from the following;

Section 409.A.6 – Replacement of trees over 6" caliper

Section 434.2.E – Landscape buffering requirements. The property does not have the room to satisfy this requirement

Section 434.3B – Street trees to be installed at one tree per 40 linear feet. The developer feels they are providing adequate landscaping.

434.5.B – Required Parking Lot landscaping of one canopy tree per 25 linear feet of parking perimeter. Sufficient space does not permit satisfying this requirement.
415.A(1) -Requiring sidewalks on both sides of the new Rt. 29. Sidewalk is being provided for along the East and South side of the proposed development.
415.B(2) – Requiring a 8-12 foot sidewalk along Main St. A sidewalk currently exists along Main St.
418 & 422 – Requiring bicycle lanes, ROW, and Shoulder Width along Main St.
419.2 – Requiring street lighting for all non-residential land developments. Lighting is being providing in the interior of the development.
423.D(2) – Requiring a maximum of five percent for arterial roads. The new road will comply with PennDOT requirements.
423.D(4) – Requiring grade for fifty feet from an intersection to be 4 percent. Roadway design will comply with PennDOT requirements.

Tom Gamble – would Royal Farms consider planting the excess trees on undeveloped lot?
Shannon Spencer – Questioned the drainage on the undeveloped lot and will it be affected by the new road.
R. Wallace – Questioned the landscaping and possible alternative locations for street trees.
S. Spencer – Landscaping questions
Joe Sullivan – Likes the development and described why waivers are necessary for development.
Tom Gamble – requested sidewalks along the road on the undeveloped lot side.
Dean Miller – has concerns about exiting the development.
Shannon Spencer – Questioned the trip count numbers on the traffic analysis.

Amy Kaminski, Traffic Engineer for Collegeville Borough – States in her March 28, 2018 review letter that left turn lanes into the entrances need to be considered. Mr. Richardson from TPD stated that PennDOT initially was satisfied with adding a wider shoulder in lieu of the left turn lanes.
Rich Wallace – Questioned the revision number for the traffic data used for the study.
Shannon Spencer – Questioned the truck turning plans.
Alex Tweedie – Questioned the Collegeville Sign location and space offered for the sign.
R. Botti – Questions about gateway sign locations

Mr. Mann requested a motion to recommend approval of the preliminary plan. A discussion ensued regarding the necessity of taking action. Ms. Pionzio requested action to avoid going to Borough Council with no recommendation from the Planning Commission. If the Borough Council denies the plan the proposed development will go away.

Solicitor Geiser advised the Planning Commission that they are not required to take any action of the plan.

MOTION by Arnold Mann: To recommend preliminary land development approval to the Royal Farms land development plan dated 1/30/18, contingent upon the following;

1. Compliance with the David Leh's Gilmores & Associates 4/9/18 review letter.
2. Compliance with the 3/29/18 Amy Kaminski's Gilmore & Associates traffic plan review letter.
3. PennDOT approving the proposed traffic plan.
4. Adding pedestrian access points from Main Street and from Old Gravel Pike.
5. Deferring approval of the requested waivers until further clarification.

Second by Joseph Sullivan

Roll Call Vote;

Yes: Chris Rood, Arnold Mann, Joe Sullivan, Tom Gamble

No: Dean Miller, Shannon Spencer, Rich Wallace

Motion approved 4-3.

Meeting Adjourned at 10:03PM