

COLLEGEVILLE BOROUGH
PLANNING COMMISSION MINUTES - May 17, 2017

1. Call to Order: Meeting was called to order at 7:00PM by Chairperson Jeff Jacobs
2. Roll Call: Jeff Jacobs, Paul MacDonald, Arnold Mann, Randy Bennett, Brian Dubas and Chris Rood. Mark Hosterman, Solicitor, David Leh, Engineer and Geoff Thompson, Manager were also present.
3. Approval of Minutes – January 19, 2017: **MOTION** by Mr. Mann to approve the January 19, 2017 minutes, second by Mr. Rood. *Motion approved 6-0.*
4. NEW BUSINESS
 - A. Lot Line Change – 302/308 E. 9th Ave.: **MOTION** by Mr. Mann to approve to the lot line change for 302/308 e. 9th subject to the May 10, 2017 Gilmore & Associates review letter, second by Mr. Bennett. *Motion approved 6-0*
 - B. Sketch Plan Review – 27 W. 5th Avenue: Matt Cafferty reviewed the proposed Sketch Plan. David Leh discussed two zoning violations on the plan regarding buffers and open space. The Planning Commission advised the applicant to revise the plan.
 - D. Royal Farms – Concept Plan/Zoning Ordinance Change: The applicant’s attorney, Christian Pionzio, reviewed the proposed zoning ordinance. The proposed ordinance would permit gas sales with a convenience store. The ordinance would also make changes to setbacks, signage and lot sizes in the C-O zoning district. Matt Hammond, the applicant’s traffic engineer and Robert Blue, the applicant’s civil engineer were present and answered questions regarding traffic and land issues.

John Cover from the MCPC reviewed the MCPC review letter which requested that the applicant consider placing the gas pumps behind the store.

MOTION by Mr. Mann to recommend approval on Ordinance No. 583, second by Paul MacDonald. *Motion approved 5-0.* Mr. Dubas abstained due to his company having business with Royal Farms.
 - C. Wireless Communications Ordinance: Mr. Hosterman reviewed the proposed ordinance that would update the existing ordinance and address wireless facilities on utility poles. No action was taken on the ordinance.
5. OLD BUSINESS: No old business was discussed.
6. REPORTS
 - A. Central Perkiomen Valley Regional Planning Commission: No report.
7. Other Business: No other business was discussed.
8. Adjourned: Meeting adjourned at 9:10PM.