

Schwenksville Planning Commission Meeting

Thursday, January 7, 2021 via Zoom

ROLL CALL

Attendees

H. Gilbert Williams – Chairman

Gary Schneider – Vice-Chairman – Via Phone with Jim Caprio

Darren W. Rash – Secretary

Jim Caprio- Member

Aaron Holly – MCPC Community Planner

Anne W. Klepfer – Borough Manager

CALL TO ORDER

The Meeting was called to order by Mr. Williams at 7 PM. Saluting the flag was dispensed with.

REGIONAL PLANNING NEWS

Mr. Williams reported that the Regional Planning Commission is still working on adding features, layers and capabilities to the interactive Regional Map. It will have more capabilities than just locating businesses or public spaces on a map.

Signs directing trucks for Plank Road/Route 73 Bi-pass are being installed shortly. Also, PennDot has been asked to update their routes for Google, Garmin, Waze, etc. and other GPS applications. This will hopefully result in few trucks using Perkiomen Avenue.

They are also working on a postcard mailer and paper brochure for the regional that can be handed out to the public.

Also, the Regional Planning Commission has been made aware that the Renninger tract in Lower Frederick Township, Perkiomen Township and Schwenksville Borough has been sold to a developer. Stormwater in this drainage corridor is a major regional issue. The County is opening up communications with the developer and is also pushing to get a regional grant application for a flood mitigation/drainage study.

Mr. Williams said that hopefully it can all be studied jointly since it is a regional watershed.

BOROUGH NEWS AND UPDATES

Transportation Alternatives Program Project - Sidewalk and streetscaping from Maple Street to Walnut Street should be going out to bid by PennDot this spring. Bidding and Contract Administration is handled by PennDot.

Montco2040 Grants from 2019 and 2020 are almost completed. Ornamental lighting is being installed this month along the frontage of the Plaza. There are plans to install them intermittently along the length of Main Street but easements will be need to locate them behind the sidewalks. Where the Borough is replacing sidewalks, conduit is being installed.

Borough Hall is still operating remotely due to the pandemic but also because the Borough is still working through a final punch list that is needed before the Borough can obtain a Public Occupancy Permit.

PUBLIC COMMENTS

Brian Pippert, a member of the Schwenksville Borough Authority attended Stormwater Management Training and he volunteered to share the PowerPoint presentations he received at the workshops. He will provide them to Mrs. Klepfer to share with Planning Commission and Council.

MEETING MINUTES

Darren Rash **moved** to approve the minutes of October 1, 2020 and September 3, 2020. The motion was **seconded** by Jim Caprio and was **approved 3-0**.

NEW BUSINESS

Gary Schneider is on speaker phone listening in to Jim's computer

Main Street Business Overlay Zoning District is proposed to be applied to either all of VC-1 and VC-2 or select properties. The district would provide for uses that the Borough would like to provide incentives for. MCPC Planner Aaron Holly prepared a Memo on this subject that he will now review with the Planning commission.

Mr. Williams said he believes it should be applied to the entire VC-1 and VC-2 Districts. He said the concept and the uses align with past initiatives by the Borough to encourage economic development. The Borough is trying to tie the incentives to uses not properties or base zoning.

Mr. Williams isn't sure we should offer any kind of height bonus. He thinks maybe we should leave things at 35' maximum.

Darren asked if the LERTA Ordinance could be tied into the Zoning Overlay District – Local Economic Revitalization Tax Assistance Ordinance. Aaron Holly, thought yest, it could be.

Mrs. Klepfer said that the Mayor and Aaron and she had a meeting with the Montgomery County Redevelopment Authority to see how they might help the Borough Achieve its goals. They are still waiting for a proposal from them. They discussed a LERTA program at this meeting as well.

Aaron Holly asked if there are any other suggestion or comments on the Use Incentives included in the Memo.

Perhaps incentives for trail side businesses.

Aaron clarified the mixed use/multiple business use called Artisan Manufacturing.

Gib questioned the off street parking incentives. He wanted to make sure it only applied to properties proposing once of the proposed uses. The question becomes how to adjust this or build in to the ordinance the flexibility to adapt to what happens if the use is discontinued after a length of time.

Mrs. Klepfer suggested time frames for when the incentives are applicable.

Aaron Holly said he needs to work with his colleagues on structuring it so that a defined change of use eliminates the incentives and the reduced parking isn't carried over to another use.

Perhaps agreements would be required between the Borough and the proprietor. Also, incorporation into the U&O process for a change in business.

Darren said more thought is needed regarding what uses to emphasize and what incentives to offer. The Borough still needs to make sure important things such as stormwater management are being addressed. He suggested a sliding scale might be desirable.

Aaron Holly will return to his office to tweak the draft overlay and bring it back to the Planning Commission

Joint Meeting with the Planning Commission – Borough requested has requested a join meeting with Planning Commission and are suggesting their February Meeting. Planners are willing to meet with Council but Mr. Williams does not think it's necessary -if the only topic is the Business Overlay. However, he is more then willing to have the joint meeting with Council.

Aaron will have a more developed memo on the overlay district.

OLD BUSINESS

SALDO Parking Lot Requirements – MCPC is still working on applying the requirements to the former gas station project to test out the new requirements. Perhaps schedule it for the March Meeting.

Sidewalk Map - - Planners looked at the draft Sidewalk Map and thanked Aaron for working on that for the Borough. It will be a good reference too. Aaron will take a look at extending desirable sidewalks towards the Renninger Tract on Centennial Street. Darren noted that the borough boundaries are incorrect on the map. Also, the Townhouse sidewalks on Game Farm Road are actually in Lower Frederick Township. Jim Caprio asked if the Sunset Trail future connection should be included on this map. Gib also mentioned the plans for trail connections to Schwenksville Elementary School from Perkiomen Township.

ADJOURNMENT

By Motion of Jim Caprio and second by Darren Rash, Planners voted 4-0 to adjourn the meeting at 8:30 PM.