

Joint Work Session

Schwenksville Borough Council & Planning Commission

January 11, 2018

On January 11, 2018 at 7:00 pm at the former Schwenksville Fire Company Meeting Room, 300 Main Street, the Schwenksville Borough Council and Planning Commission conducted a Joint Meeting for the purpose of reviewing the ZHB Application for the construction of a twin dwelling unit on the currently vacant lot at 90 Main Street. Council Members present: Darren Rash, President; Lee Ann Miller, Vice President; Sara Knickerbocker, member; and Mayor Joseph Giunta. Present from the Planning Commission were H. Gilbert Williams, Chairman, Gary Schneider and Chris Melville. Also present was Borough Manager Anne Klepfer.

The review began by reading through the Gilmore and Associates, Inc. Review letter dated December 20, 2017

Section II- Zoning

Items 1-3: Borough Council and Planning Commission do not oppose the application for the construction of a twin dwelling unit or the variances/zoning relief or interpretations needed to construction a twin dwelling condition upon the following:

Items 4-5: The Council will not support relief on required front or side yards. Request for relief should be retracted from the application if applicant has satisfied the requirements.

Item 6.: More information is required. A detailed site plan should be submitted for review by the Borough Engineer along with sufficient escrow to finance the review.

- a) The plan should illustrate how a reduction of impervious surface is being achieved (are additional green areas on site being added?) on the subject lot at 90 Main Street.
- b) The plan should illustrate the impervious surface calculations for the adjacent parcel at 96 & 98 Main Street since both properties are proposed for shared parking improvements.
- c) A Stormwater Management Plan compliant with Chapter 140 of the Codified Code of the Borough of Schwenksville be submitted for review that addresses stormwater runoff and how it is being caught and recharged.

Item 7: This is just missing information; however Council notes that Architectural drawings from all elevations should be provided for review and approval by Borough Council (Conditional Use Application—see note below) illustrative of building materials, design and exterior elevations. In particular, Council wants to review the elevations from Main Street and from the rear (garages) for a better understanding of how the proposed garages will function.

Item 8:

- a) The Borough would like the shared parking and access easement agreements recorded at the Recorder of Deeds prior to the issuance of any Building Permits. The agreements should be very specific with regards to who is responsible for maintenance.

Note: As the application proposes the construction of only one new building, the application is not subject to Land Development; however, new construction in the VC2 District is subject to a Conditional Use Hearing and Shared Parking and Access Easements is a zoning requirement that needs to be satisfied as a condition of a Zoning Permit and prior to the issuance of any building permits.

b) The Borough would also like to see a note added to the plan indicating that all parking and access drives are to be constructed “of concrete or bituminous material” consistent the Borough Zoning Ordinance.

Item 9: All New Construction in the VC2 District is subject to a Conditional Use Approval (§176-54 A. 6). As such the Applicant submit drawings, plans and materials that address compliance with §176-56 Design Standards and Requirements and §176-56.1 Conditional Use Requirements as well as §176-58 as referenced by the Borough Engineer’s comments.

Items 10-11: Borough Council and the Planning Commission **strongly** oppose any relief granted with regard to the number of parking spaces required. There is an existing shortage of on-street parking to meet the current demand for South Main Street where the subject property is located and reducing the number of required spaces would push tenants and/ or guests onto the street. Council and Planning do not object to the applicant satisfying the parking requirements for both lots with a common parking plan that provides the required number of spaces for both lots. Based on the uses of Apartment House and Twin, 14 spaces are required by Ordinance.

Item 12:

Council and Planning Commission would like to see a lighting plan submitted with the Conditional Use Application that addresses concerns for sufficient illumination of the rear parking lot areas for safety issues.

Item 13:

The rear setback line should be dimensioned. Also, Council noted that setback between the parking and the rear property line has not been provided. The Applicant should investigate whether improvement can be made here.

Borough Council/PC Review

a) It appears that the applicant is proposing to regrade property to the rear of the subject parcel. Council recommends the use of Natural Plantings/Buffering instead of lawn. Native Species vegetation will be easier to maintain than lawn.

b) A Highway Occupancy Driveway Permit from PennDot is required. The depressed curbing/driveway apron excluding the opening for the proposed driveway shall be replaced with traditional curbing.

c) The Construction of parking spaces and driveway accesses should comply with all Borough ordinances including regulations contained in the SALDO Ordinance. All parking spaces and driveways shall be paved.

d) All easement agreements shall be approved and recorded prior to the issuance of building permits.

e) Plan should be revised to correctly reference the adjacent property as an Apartment house/building.

f) An area for the refuse containers for each twin must be provided on the side or rear of the house. The location should be accessible to encourage compliance with regulations.

Borough Council is authorizing the Borough Solicitor, Blake Dunbar, Esquire, to attend the hearing to represent the Borough's interests but not to oppose the application or intervene on the Borough's behalf. Council also instructed the Borough Manager to communicate their recommendations, concerns and thoughts on the application to the ZHB Solicitor, the ZHB membership and the applicant and applicant's attorney.

They noted the following approvals necessary for the project to move forward:

1. ZHB Interpretations/Variance
2. Conditional Use Approval from Council
3. Zoning Permit
4. Stormwater Management Permit
5. PennDot Driveway Permit
6. Building/Plumbing/Mechanical/Electrical Permits

The meeting was adjourned at 8:17 PM.

Sincerely,

Anne W. Klepfer

Schwenksville Borough Manager