

August 9, 2016

The regular meeting of the Royersford Borough Council was called to order at 7:15 p.m. by A. Dham at Royersford Borough Hall, 300 Main Street Royersford, Pa.

The Pledge of Allegiance to the Flag was followed by roll call.

Present: M. Bullick, A. Dham, R. Graham, A. Metricarti, T. Moyer, M. Stehman, and T. Weikel

Also Present: Mayor J. Guest, Solicitor R. Brant, and Manager M. Leonard

Robert Brant, Solicitor held a public hearing for Zoning and Map Amendments being Ordinance # 883. Solicitor Brant announced to the public in attendance that Borough Council along with the Planning Commission and our consultant Urban Research & Development Corporation has been working on a Zoning Ordinance and a Map Amendment for some time. It has been before Council, and has been reviewed by the Royersford Borough Planning Commission as well as the Montgomery County Planning Commission. This is going to be a public hearing in which borough Council considers the Zoning Hearing and the Map Amendment tonight. Solicitor Brant expressed to the public the rules in which this hearing will operate. Solicitor Brant will offer some exhibits and give a brief explanation of the ordinance amendment and map amendments, and the ramifications of the ordinance and map amendment. Charlie Schmehl from Urban Research & Development is at the meeting to answer any questions and prepared a short memorandum for handout if anyone needs to look at it. Solicitor Brant started the public hearing noting a number of exhibits. Exhibit B-1 the first exhibit is the legal notice; Exhibit B-2 is the minutes of the June 14, 2016 Borough Council meeting which authorized the advertisement of the ordinance; Exhibit B-3 is the two Montgomery County Planning Commission review letters dated May 26, 2016 and June 30, 2016; Exhibit B-4 is the Royersford Borough Planning Commission recommendation letter from William Hanebury, Chairman dated June 23, 2016; Exhibit B-5 required correspondence of the Montgomery County Law Library from July in which on behalf of Royersford Borough Solicitor Brant transmitted attested copy of the ordinance; Exhibit B-6 proof of publication indicating that the meeting was advertised on July 22, 2016 and July 29, 2016; Exhibit B-7 Paul Labe, our Code Enforcement Officer, was asked by Solicitor Brant to raise his hand to be identified who posted the properties that is required by the ordinance; finally, we have Exhibit B-8 Royersford Zoning Ordinance Text and Map Amendment. Solicitor Brant summarized a letter by Urban Research and Development dated August 3, 2016 summarizing the area that is being considered for change. The first is the area between First Avenue and the Railroad, currently industrial. There are town houses and apartments built there, what this would do is reflect the present condition that it would be a R- 4 Residential District and allow similar housing without any industrial. The second is an adult entertainment use, which has not been provided in the Borough. The Borough has regulated adult entertainment; the new district would be general industrial adjacent to the sewage plant. Large setbacks are proposed from schools, day care center, churches, dwellings and residential districts. Adaptive Reuse provisions have been written for projects that reuse older buildings, such as older industrial buildings along the riverfront. However, it had some very permissive language. The draft would limit these provisions, the reuse of an existing industrial or institutional building or more than 5,000 square feet of building area. Also provisions would be added to ensure compatibility with any nearby homes.

R-1 vs.R-2 District - A number of blocks that predominately consist of single family detached houses are proposed to change from the R-2 to the R-1 District. The R-1 District is mainly limited to single family houses.

Signs - The R-5 District had been previously established along the eastern portion of Main Street to allow offices. However, the district is not addressed in the current sign regulations. R-5 is now proposed to be treated the same as the other residential districts except that a new provision would be added for office signs.

Institutional uses - The current zoning ordinance uses the term “Institutional District” but it is not really a district. It is really a set of regulations for institutional uses in residential districts. This matter would be clarified.

Residential Conversions - Section 418 appears to allow any single family detached or twin home to be converted into two or more dwelling units as a special exception use. The draft would no longer allow these conversions.

CB Central Business District - Currently used in the downtown must meet the same parking requirements in their downtown as to any other part of the Borough. Most Boroughs have reduced parking requirements in their downtown to make it easier to use and re-use older buildings. Also, parking is usually reduced in a downtown in consideration of the availability of on-street parking, public parking, and an ability of some people to walk or take the bus to businesses. The draft would remove the requirement in Central Business District to provide parking for commercial uses and up to two upper story apartments if they are within existing building space, provided there is a municipal parking lot within 400 feet walking distance. Under this proposal, other buildings adding more than two apartments and uses in new buildings would still need to meet the full parking requirements. The draft would also increase the maximum building height in the CB District from 35 feet to four stories or 50 feet whichever is more restrictive. The provisions for the buffer yard in the CB District would also be adjusted to make more room for parking spaces.

General Industrial District – A new district would be established for the industrial site southwest of the railroad and southeast of Arch Street. This district is intended to be used to meet obligations under State law for the Borough to have at least one location that allows for each use. This district would be used to provide for asphalt plants, transfer stations or similar uses. A careful set of regulation are proposed to be added for trash transfer stations including requiring approval by Borough Council and requiring large setbacks from homes and residential districts.

Solicitor Brant moved on into the public portion of the hearing. Craig White from Linfield Trappe Road, Limerick Township had a question on adaptive reuse; Charlie Schmehl from Urban Research & Development Corporation answered his question. Solicitor Brant asked if anyone else in the audience had questions, seeing none he moved to Borough Council for comment or questions. Councilman Weikel stated that this ordinance addresses a lot of issues that came before Council as special exceptions, and the more controversial topics that come before Council; one prime example is Sixth and Arch Street.

Councilwoman Metricarti wanted to know if we satisfied all the State and County regulations. Solicitor Brant answered the question that it resolved our high priority things that had some risk, as we move forward there will be more revisions to the zoning ordinance. Charlie Schmehl stated that the Borough is working on a Comprehensive Plan looking at all the issues of the Borough; a separate committee is handling this task and the meetings are open to the public. Solicitor Brant closed the public hearing and presented to Borough Council to make a motion and consider adoption of Ordinance #883 and the map amendment. Motion by T. Weikel seconded by A. Metricarti to adopt Ordinance #883 dealing with the zoning ordinance text and the map amendment as outlined by roll call vote. Mr. Bullick - yes, Mr. Dham - yes, Mr. Graham - yes, Ms. Metricarti - yes, Ms. Moyer - yes, Mr. Stehman - yes, Mr. Weikel - yes. The vote was 7 - yes 0 - no, the ordinance passed.

Charlie Schmehl was in attendance representing Urban Research & Development Corporation.

Solicitor Brant presented Resolution #2016-11 for the rate resetting from BB&T Bank reducing the rate from 3.75% to 2.08% on the Borough's revitalization loan balance of \$384,431.07. The loan is reset to 2.08% for 5 years expiring in the year 2021, and goes back to the original loan rate. Motion by T. Weikel seconded by A. Metricarti. Motion passed unanimously.

Solicitor Brant introduced Patrick McDonald, Attorney at Law and Mr. Frank Pellegrini owner of 701 and 705 Walnut Street looking to obtain a quit claim deed for a portion of an alley. Mr. McDonald would like to obtain a quiet title and not oppose Mr. Pellegrini acquiring title to the alley.

The Treasurers Report and Sewer & Solid Waste Collection Report for June 2016 was presented and accepted upon motion by T. Weikel seconded by A. Metricarti. Motion passed unanimously.

The minutes of the July 12 & July 26, 2016 regular meetings were approved as distributed upon a motion by T. Weikel seconded by A. Metricarti. Motion passed unanimously.

BOROUGH MANAGER'S REPORT & COMMUNICATIONS:

Manager Leonard asked Council's permission to hold Community Day on September 10, 2016. Motion by T. Weikel seconded by M. Bullick. Motion passed unanimously.

Manager Leonard, requested by Chief T. Nerlinger, asked Council to consider changing the speed limit on Walnut Street in the 700 & 800 block from 35 MPH to 25 MPH. Manager Leonard asked Solicitor Brant if we would need an ordinance for this change. Manager Leonard requested Council to have Solicitor Brant prepare an ordinance for the speed change. Motion by M. Bullick seconded by T. Moyer. Motion passed unanimously.

Manager Leonard prepared a letter to the residents near 601 Arch Street to come and look at the building plans before the Planning Commission meeting on September 12, 2016.

Manager Leonard spoke to Council regarding a meeting he attended by PennDOT to retune the lights at Township Line Road and Linfield-Trappe Road, Township Line Road and Rittenhouse Road, Township Line Road and Buckwalter Road, Township Line Road and WB 422, Township Line Road and EB 422, Township Line Road and Walnut Street, Township Line Road and 10th Avenue, Lewis Road and Walnut Street, and Lewis Road and Main Street. Motion by T. Weikel seconded by M. Bullick to give the Manager permission to sign the agreement between PennDOT and the Borough, and to give permission to PennDOT to retune the lights at no cost to the Borough. Motion passed unanimously.

Manager Leonard noted that if a development came before Council on the 900 block of Main Street it will be noted that the development should pay for retuning the lights.

VISITORS:

Judith Market, 315 Washington Street, asked Council to help clean up the over grown trees on Plum Street. Manager Leonard stated that he will take a look at Plum Alley and try to clean it up.

President Dham read into the record the Civil Service Commission minutes of August 4, 2016. Motion by M. Bullick seconded by A. Metricarti to approve the minutes. Motion passed unanimously.

FINANCE COMMITTEE:

Disbursements in the amount of \$137,638.83 were presented and authorized paid upon motion by T. Weikel seconded by A. Metricarti. Motion passed unanimously.

WASTE WATER COMMITTEE:

The report of the Waste Water Treatment Plant Superintendent for the month of June 2016 was presented and accepted upon motion of M. Stehman seconded by M. Bullick. Motion passed unanimously.

PUBLIC WORKS COMMITTEE:

Mr. Graham had no public works report this evening but wanted to take a moment to say how impressive it was to see the Chief, Mr. Mayor, and Borough Council out on National Night Out. It was a great event and we were out in full force; really impressive.

PUBLIC SAFETY COMMITTEE:

Motion by M. Bullick seconded by A. Metricarti to approve the architectural plans for the Police station locker room. Motion passed unanimously.

Motion by M. Bullick seconded by A. Metricarti to approve a handicap parking space at 530 Chestnut Street for Mr. Leonard Baranoski. Motion passed unanimously.

Motion by M. Bullick seconded by A. Metricarti to approve a handicap parking space at 255 Green Street for Ruth Kenney. Motion passed unanimously.

PLANNING COMMISSION:

The next Planning Commission meeting is September 12, 2016.

MAYOR:

Mayor Guest said it was a good turnout for National Night Out; had some interesting vendors, classic cars, and everyone had a good time.

ADJOURNMENT:

The meeting was adjourned at 8:00 P.M. upon a motion by T.Weikel seconded by A. Metricarti. The motion passed unanimously.

Respectfully Submitted,

Michael A. Leonard
Secretary