

Prepared May 31, 2016

Meeting Summary
Royersford Comprehensive Plan Steering Committee
April 5, 2016

URDC explained the proposed process for completing the Comprehensive Plan, including the key person interviews.

URDC summarized the components of the draft High Priority zoning. Among other provisions, the amendment is designed to make it easier to invest in the downtown, to clarify the current Adaptive Reuse provisions, to explain how the existing Institutional provisions apply, and to tighten regulations on the conversions of one-family houses into two or more apartments.

Committee members discussed issues, concerns and opportunities they wished to see addressed in the Plan, which are described in the following paragraphs. Some of the biggest concerns involve the need for more active businesses in the downtown and for the reuse or redevelopment of vacant buildings.

There was discussion about whether the Committee felt a need for zoning provisions to require pre-approval of demolition of the most important historic buildings. The Humane Fire Company was mentioned as a building that would deserve protection if it would be sold. There was little interest expressed in an alternative, which would involve a full-scale ordinance with a Historic Architectural Review Board process that would regulate all exterior changes to within multiple blocks.

Concerns were expressed that assertive code enforcement is needed to address problem properties. A new Codes Enforcement Officer took over recently.

Also, increased investment is needed in some downtown buildings, and the appearance of some downtown buildings needs to be improved. Additional evening activity is needed in the Downtown. People need more reasons to come to the Downtown, and to encourage passing motorists to stop. In particular, restaurants and retail stores are needed, and possibly a micro-brewery.

It was felt that new first floor apartments should not be allowed in the Downtown along Main Street.

More downtown special events are needed, building upon Royersford's Community Day.

Committee members said that increased traffic law enforcement is needed. The Borough has two portable traffic speed signs.

Comments were received that there currently is sufficient parking downtown, but the plan needs to take into account future needs as more businesses become more successful.

The Borough has discussed participating in a State process that makes it easier for a business to obtain a liquor license in an area targeted for redevelopment. Otherwise, the number of liquor licenses available in the Borough is strictly limited by the State. (There is a process that allows liquor licenses to be transferred from another nearby municipality, but those licenses are in high demand.)

The Committee elected Joseph Moskal as the Chairperson and Matt Cornely as the Vice-Chairperson.