

**Meeting Summary**  
**Royersford Comprehensive Plan Committee**  
**June 7, 2016**

The Committee discussed a URDC memo entitled APotential Funding for a Main Street Manager.@ The intent would be to apply for a State Shared Services Grant with another municipality, such as Spring City. The grant could fund 50 percent of the cost to hire a person to take the lead in downtown revitalization efforts. This would include business recruitment, promotion and marketing, organization of special events, volunteer recruitment and other services.

A comment was made that the Main Street Manager Program should be designed to be outcome-based, such as filling a certain number of storefronts per year.

The Committee discussed the draft Mission Statement and Goals that had been distributed.

It was reported that the former hardware building near the Borough Hall may have a sale agreement contingencies. The owners are reviewing options. The hope is that they will build a new building with first floor commercial uses and upper story apartments, and with some parking.

There was discussion about Historic Preservation. The draft Plan does not recommend a full-scale Historic District Ordinance that would regulate all exterior changes to buildings. Instead, the draft recommends requiring Borough Council approval before the most important historic buildings could be partly or entirely demolished. It was suggested at the meeting that the Historical Society be asked for input on a list of buildings that deserve some protection, building from an inventory previously prepared by Montgomery County.

There was a discussion about the draft Citizen Survey. The intent is that it would mainly be conducted online, Borough would post link on their web site and Facebook page. Residents would be asked to share the link with their friends. Borough would have paper copies at the Borough Hall and library for persons without internet access.

The survey raised questions about recreation needs. It was noted that the 5<sup>th</sup> and Chestnut Playground is heavily used, but Victory Park is underused. There was discussion about seeking a children-s water spray feature at Victory Park. A site would also be desirable for a dog park.

The parking lot at 2<sup>nd</sup> and Arch was discussed. In the past, there were discussions about using it for a skate park, as well as parking for Victory Park. However, the site reportedly has underground contamination and there is apparently a large storm water pipe passing under the site that may need repair.

One option that was discussed was to seek a lease of the 2<sup>nd</sup> and Arch site by the Borough, which could be renewed at the Borough-s option. Modular skateboard equipment could be used, which could be moved in the future. If the site is used for public recreation, it may be eligible for exemption from real estate taxes. The site is currently zoned residential, but is unlikely to be able to be cleaned up in a cost-effective manner to allow the construction of homes. Additional study would be needed to make sure there would be sufficient encapsulation of the contaminants to allow use of the surface of the site. The existing hard surfaces may contain the debris that had been dumped on the site, provided that there is no excavation.

There was discussion about various industrial areas. There were concerns about the physical condition of the Royersford Industrial Park complex and whether past environmental contamination has been properly contained. The Committee wishes to explore allowing a range of business uses for the site to encourage its redevelopment and cleanup. Code enforcement was also discussed. The appearance of the site as viewed from nearby homes also needed to be improved or additional landscaping should be added.

The hope is that the vacant land along the north side of Main Street east of the bridge and west of 1<sup>st</sup> Avenue will be developed with some commercial uses, possibly with upper story offices or residences.

The Committee wished that the Royersford Spring Company buildings would continue in place. If the company would ever move, it would be desirable to have first floor commercial uses and upper story residences or offices.

The industrial area between Arch Street and the Wastewater Plant is expected to remain in industrial uses.

The Committee recommended that the High Priority Zoning Amendment be revised to address the County's comments. Because of the need to meet other State procedural requirements, including legal ads, these revisions should not cause unnecessary delay.

The committee decided to reschedule the August Meeting Date to Wednesday, August 3<sup>rd</sup>. URDC will contact the Borough Manager to have meeting advertised.