

CONSHOHOCKEN BOROUGH PLANNING COMMISSION
MEETING MINUTES/REPORT TO CONSHOHOCKEN BOROUGH COUNCIL

MEETING DATE: September 8, 2022

AGENDA ITEM #1 – CONDITIONAL USE APPLICATION

APPLICANTS: Pop of Posh LLC and Vintage Affair Rentals

PROPERTY: 918 Fayette Street

COMMISSION ACTION: Recommendation for approval of conditional use application as presented.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

1. conditional use application
2. seven pictures of sample work by applicant
3. zoning determination from Borough Zoning Officer, dated August 4, 2022

MEETING SUMMARY:

The property was previously used as a Pilates studio. The applicants propose to operate jointly on the property, with the first floor operating as studio/flex space for creatives and photographers, office spaces for the companies, and small group classes. Residential use of the upper floors of the building will remain unchanged. The applicants' lease does include the basement space.

The following members of the Planning Commission were present: Elizabeth MacNeal, Chair; Daniel Swartley McArdle, Vice Chair; Dana Macneal; and Judy Smith-Kressley. Also present for the Borough were Borough Solicitor, Michael Peters, Esquire, and the Executive Assistant to the Borough Manager, Brittany Rogers.

Present for the applicants were Stevie-Rae Smith with Pop of Posh, LLC and April Smith with Vintage Affair Rentals.

Applicants explained that they have established businesses with established followings, but that they need a space for offices, to meet with clients, and a flexible space to host creatives and/or to hold classes. Examples of the types of activities that could occur in the space include photography shoots and painting classes.

Mr. Peters explained the conditional use process and the criteria that applied to this conditional use. Mr. Peters asked the applicants whether they intended exterior alterations to the building, and applicants confirmed that they were only renting the space and no exterior alterations were proposed. Applicants further confirmed that the

lawn/landscaping in front of the house would remain, although it would likely be cleaned up and the applicants will likely install seasonal landscaping.

Member Smith-Kressley asked for more specifics regarding the nature of the businesses. Stevie-Rae (Pop of Posh, LLC) explained that her business includes creating décor, including balloon décor. April (Vintage Affair Rentals) explained that her business involves providing vintage party décor. Although Vintage Affair Rentals does own materials requiring storage space, April has a separate storage location, and will be using the Conshohocken location as studio/office space.

Applicants explained that the space could be used for photography shoots because they could, with their businesses, create a space where photographers would come in, rent the space, and use their décor. They would envision that the photographers would bring their own equipment. Member Smith-Kressley noted that if there was going to be photography equipment the applicants should confirm with their landlord that the electric was appropriate. Member Smith-Kressley asked applicants whether they intended to have a community dark room. The applicants responded that that was the type of thing they would consider doing, if there was a demand in the community.

Member Swartley-McArdle asked the applicants to confirm that they would keep the second and third floor as an apartment use, and the applicants stated that they had no right to that space under the lease and that, as far as they were aware, it would continue to be used as apartment space.

Member MacNeal had no questions for the applicants.

Chair MacNeal asked the applicants whether they would host parties, and if so whether the parking in the area would be sufficient. The applicants responded that there were two off-street parking spaces, that they would have only two employees on location (Stevie-Rae and April), and that if they hosted a class/party at the location the maximum number of guests would be approximately 10-12.

Chair MacNeal called for public comment, there was no public comment.

Member Swartley McCardle made a motion to recommend approval of the conditional use application as presented. Member Smith-Kressley seconded the motion. The motion was unanimously approved by all members present.