

# *Upper Gwynedd Township Planning Commission*

**Wednesday January 12, 2022**

1. Call to Order

The January 12, 2022, Planning Commission Meeting was called to order by John Lancaster, Chairman, at 7:30 pm. In attendance were:

John Lancaster	Chairman
Ken Weirman	Vice Chairman
Kathryn Carlson	Secretary
Gill Silverman	Member
John Tierney	Member
Scott Bachman	Member
Gail Ramsey	Member
Chris Carroll	Member
Andrew Faulker	Member
Megan Weaver	Assistant Township Manager
Denise Hull	Commissioner
Ruth Damsker	Commissioner
E. Van Rieker	Zoning Officer
Isaac Kessler	Township Engineer
Colleen Tronoski	Recording Secretary

2. Approval of October 13, 2021, Minutes

Mr. Lancaster asked for any corrections/additions to the Minutes of October 13, 2021, which had been circulated via email. Mr. Carroll made a motion to approve the minutes. Mr. Weirman seconded this motion, and the minutes were unanimously passed.

3. Reorganization of Officers for 2022

Mr. Lancaster noted that at the first meeting of each year, the Planning Commission votes on Officers for the upcoming year.

Mr. Lancaster asked for nominations for Secretary. Mr. Weirman nominated Ms. Carlson for Secretary. Mr. Lancaster asked for any other nominations. Mr. Tierney seconded Ms. Carlson for Secretary and it was unanimously passed.

Mr. Lancaster asked for nominations for Vice Chairman. Mr. Silverman nominated Mr. Weirman for Vice Chairman. Mr. Lancaster asked for any other nominations. Mr. Carroll seconded Mr. Weirman for Vice Chairman and it was unanimously passed.

Mr. Lancaster asked for nominations for Chairman. Mr. Silverman nominated Mr. Lancaster for Chairman. Mr. Weirman seconded this nomination and it was unanimously passed.

#### Report of Commissioners' Meeting

Commissioner Hull congratulated the Planning Members who were nominated to positions. She reported about a 3-phase project for the Haines Run Stream Bank Restoration Project. This is the stream that is behind the Wastewater Treatment Plant. In the past when there was a 100-year storm, this stream would overflow and flood the wastewater treatment plant. The Township has received 2 grants for this project to date. The first grant is from The Commonwealth Finance Authority in the amount of \$76,181.00. This grant will be used for the first phase which is the hydrologic and hydraulic study. The Township will be matching this by 15%. The second grant is in the amount of \$90,000.00. This will also be used for phase one. This grant is from The PA Department of Conservation and Natural Resources.

Commissioner Hull noted an email she sent out about an educational opportunity from the Pennsylvania Boroughs Association.

Mr. Weirman asked how the project at the wastewater treatment plant will fix the storm flooding. Mr. Kessler stated that Haines Run, over the years, besides the volume of water that comes down the stream, has sediment built up, vegetation that's grown out, trees that have fallen over, so the focus is to restore the stream banks from the Preserve down to where it meets the Wissahickon Creek at the treatment plant. The plan also includes adding flood mitigation built into this stretch, for example basins to accompany the stream to take the large storm surges. Along with regrading along the treatment plant.

#### 4. Old Business

None.

#### 5. New Business

##### A. Announcement of Meeting Schedule and Pending Applications

Mr. Lancaster stated that the Planning Commission's Meeting Schedule for the year was published on the Township Website. The meetings will still be held on the second Wednesday of each month.

He also noted that the Site Review Subcommittee assignment list were sent out by email. Next month the Planning Commission will be reviewing Zoning Map Amendment for the Intermediate Unit proposed sale. Mr. Lancaster noted that Mr. Weirman, Ms. Carlson, and Mr. Tierney will be in that site review committee.

##### B. Discussion of possible updates and follow-up studies in connection with the Upper Gwynedd Township 2040 Comprehensive Plan, enacted August 2021.

Mr. Lancaster noted an email was sent from Mr. Rieker regarding future tasks and focus areas and implementation chapters.

Mr. Silverman noted that rereading the Comprehensive Plan, he has identified 5 areas that should be given some consideration. They are the West Point Pike Development, working on the trails,

- redevelopment of vacant properties, the fire department construction needs, and enhanced pedestrian crossings at busy intersections.

Mr. Tierney agreed with Mr. Silverman. He noted also the needs of the fire department and looking to resolve them. Mr. Lancaster asked if the fire department can expand their current property or properties they can acquire. Mr. Tierney noted that he was not sure of any nearby properties but also the reuse of their current property. Mr. Silverman mentioned a possible training facility on an additional property.

Mr. Lancaster suggested that past development plans that have been approved that were adjacent to a different zoning district and buffering was required such as planting. He asked if the Township ever checked whether the buffering has been maintained specifically by the HOA. He volunteered to take a look at past projects. Regarding stormwater management, Mr. Weirman noted that when projects are engineered correctly the entire area improves. There was discussion on who was responsible for inspections. Ms. Carlson asked if the township is notified solely by resident complaints when these agreements aren't fulfilled. Ms. Weaver stated that the township has O&M Agreements in place which details the responsibilities of the development to maintain basins. Mr. Kessler stated that O&M Agreements are part of the Land Agreement or part of the Deed Disclosure. He also noted that these agreements are a more current feature for storm water. For Township owned areas the basins fall into the MS4 Program that is inspected annually which gets reported to DEP. Mr. Weirman asked if a development has a basin, are they inspected annually? Mr. Kessler stated that a land development will also have a permit with DEP for the basin. Mr. Lancaster stated that he was speaking of a buffer that required plantings to protect and separate a commercial property from residential. Maybe the plantings or trees are not being maintained? Maybe the Planning Commission could review the buffering and monitor it.

Mr. Carroll stated that crossing Sumneytown Pike by Valley Forge Road is very difficult as a pedestrian. In the future there will be shops behind the Royal Farms and some kind of pedestrian crossing would be beneficial. He noted the railroad bridge and possibly connecting to an adjacent a pedestrian bridge at that location.

Mr. Rieker suggested at every Planning Meeting that there is time to talk about the Comprehensive Plan follow ups. Send him emails about issues that may come up. He said he would prepare a list to circulate to the members.

Ms. Ramsey asked about the section on Sumneytown Pike between Allentown Road and the railroad bridge, one side has a sidewalk and is there any plan to make a sidewalk on the side with the cemetery? She also asked about traffic calming on Allentown Road.

## 6. Adjournment

There being no further business for discussion, Mr. Lancaster asked for any further questions or comments. Hearing none, Mr. Carroll made a motion to adjourn which was seconded by Ms. Carlson and unanimously passed. The meeting was adjourned at 7:51 PM.

Respectfully submitted,



Kathryn Carlson, Secretary