

March 7, 2016

1. Call to Order

The March 7, 2016 Planning Commission Meeting was called to order at 7:30 p.m.. Those present were:

Samuel Miller	Chairman
John Lancaster	Vice-Chairman
John Klein	Secretary
Robert Walker	Member
Kenneth Weirman	Member
Christopher Carroll	Member
Gil Silverman	Member
Nicole McCabe	Member
John Tierney	Member
James Santi	Liaison, Township Commissioners
E. Van Rieker	Zoning Officer & Planning Coordinator

2. Approval of Minutes of February 1, 2016

Mr. Miller advised that the Minutes of February 1, 2016 had been distributed previously via e-mail and asked for any questions or corrections. Upon hearing none, a motion to approve the Minutes was made. The motion was seconded and it passed unanimously.

4. Report of Commissioners Meeting

Commissioner Santi reported on the previous Board of Commissioner Meeting of February 2016.

The Board of Commissioners approved a Waiver from the Township’s Land Development approval process for the location of Penn-Suburban Chamber of Commerce at the Volpe Building located on Church Road.

The Board of Commissioners approved Resolution 04-2016 for granting Land Development approval for Wawa (593 DeKalb Pike) Welsh Road Driveway Modification. This modifies the existing northwesterly Welsh Road driveway to restrict left turns out. This Plan was reviewed and recommended for approval by both the Township Planning Commission and the Montgomery County Planning Commission. Wawa has also received the required Penn DOT Highway Occupancy Permit.

The Board of Commissioners approved Resolution 05-2016 for approval of offsite Parking Agreements for the Village Tea House (1919 West Point Pike).

The Board of Commissioners approved Ordinance No. 2016-005 amending the provisions for the FP Floodplain District set forth in Chapter 195, Article V, Section 195-24 of the Township Code by identifying a current revision of the flood insurance study and accompanying flood insurance rate maps which, in part, define the areas of the Floodplain District by revising the new construction date to which the Ordinance is applicable, by eliminating

reference to special permits and by expanding the prohibition of activities in floodplain areas to include hospitals, nursing homes, mails or prisons and recreational vehicles.

The Board of Commissioners approved Ordinance No. 2016-006 amending Chapter 103 of the Township Code of Ordinances dealing with flood damage control by correcting a date for new construction to which the Ordinance applies and by eliminating reference to a special permit.

The Board of Commissioners approved Ordinance No. 2016-003 amending Chapter 109 of the Township Code to eliminate inconsistencies regarding permitted steepness of slopes of excavations and fills and changing the requirement for a storm water management plan for activities involving more than 2,000 sq. ft. of new impervious coverage to 1,000 sq. ft. of new impervious coverage.

The Board of Commissioners approved Ordinance No. 2016-007 amending Chapter 162 of the Township Code of Ordinances dealing with storm water management to limit the applicability thereof in certain respects to earth disturbance activities located within the Skippack Creek Watershed and changing the requirement for minimum cover over storm sewer pipes from 2 feet to 18 inches from finished grade to outside of pipe bell.

The Board of Commissioners approved Ordinance No. 2016-008 revising the Title and Section numbers of Chapter 163 of the Township Code of Ordinances limiting the applicability thereof to the Skippack Creek Watershed and transferring the Chapter to Chapter 161 of the Code.

The Board of Commissioners approved Ordinance No. 2016-009 adding a Chapter 163 to the Township Code of Ordinances relating to storm water management for the Wissahickon Creek Watershed.

5. Old Business

There was no Old Business

6. New Business

A. Township Comprehensive Plan Discussion

Mr. Rieker advised that the Municipalities Planning Code recommends the Comprehensive Plan be reviewed every ten years. He explained that it was not required but was recommended. Mr. Rieker noted that it was also stated that each municipality update their Comprehensive Plan every ten years as well. He reported that the last update was in 2004. Mr. Rieker stated that the Board of Commissioners suggested entertaining some proposals to update the plan, including cost and what it would entail. Mr. Rieker felt the Planning Commission was a good place to start to tailor the current needs and future needs of Upper Gwynedd Township.

Mr. Rieker presented the Municipalities Planning Code with suggestions of what the Township should do. He noted it was stated that goals and objectives be identified. Mr. Rieker explained the needs for open space, the need for schools, how much vacant land was available would be some of the items to address. In response to Mr. Carroll's question regarding when Montgomery County last updated their plan, Mr. Rieker stated it was completed last year and reminded a presentation was made to Upper Gwynedd Township's Planning Commission.

Mr. Rieker advised that it would be a good idea to go through Montgomery County's suggestions for Upper Gwynedd Township. He advised that any land planning should come from the Planning Commission. There was brief discussion relative to what could be addressed in the land planning area, such as open space.

Mr. Rieker pointed out that most Comprehensive Plans consist of a plan for future development or re-development.

He noted that the census needed to be update as well. Mr. Rieker suggested looking at neighboring communities to see how they have grown. Mr. Rieker noted some other areas to be reviewed.

In response to a question as to what the legal standing of the Comprehensive Plan, Mr. Rieker responded that it was an advisory document that expresses goals and objectives with a land use map. He advised the zoning should be based on the Comprehensive Plan and the Montgomery County Planning Commission requires the plan but it does not necessarily need to be followed.

Mr. Miller asked for any further questions or concerns. Upon hearing none, it was acknowledged that the Planning Commission would be involved in the update of the Comprehensive Plan for Upper Gwynedd Township.

7. Public Comments

There were no public comments

8. Adjournment

Mr. Miller asked for any further questions or comments. Upon hearing none a motion was made to adjourn. The motion was seconded and it passed unanimously.

Respectfully submitted,

John Klein
Secretary