

## AUGUST 1, 2016

The August 1, 2016 Planning Commission Meeting was called to order at 7:31 pm. Those present were:

Samuel Miller	Chairman
John Lancaster	Vice-Chairman
John Klein	Secretary
Robert Walker	Member
Nicole McCabe	Member
Ken Weirman	Member
Christopher Carroll	Member
Gilbert Silverman	Member
John Tierney	Member
E. Van Rieker	Zoning Officer & Planning Coordinator
Jim Santi	Township Commissioner

### 1. Approval of Minutes of July 11, 2016

Mr. Miller asked for any additions or corrections relative to the Minutes of July 11, 2016 which had been circulated by e-mail. Four attendance corrections for the July 11, 2016 meeting were noted. A motion was made to approve the Minutes; it was seconded and was unanimously passed for approval.

### 2. Report of Commissioners Meetings

Mr. Santi reported on the Commissioners Meetings since April 2016.

Mr. Santi reported on 2 Public Hearings.

1. 8+ acreage called Newberry II off Prospect Ave. The project was supported by the public with no nays, but there is a list of conditions from 2 individuals. The Commissioners postponed a decision until next month so some of the issues can be resolved with the developer.
2. Public Hearing on Condition Use on 3+ acres on Cottage Avenue (townhomes). Presentation addressed issues on development but committee did not render a decision but will consider it at the next meeting.

A resolution was passed to amend the Sterling Act of 1938. This act gave Philadelphia the ability to collect wage tax and not return any of it to municipalities. There is a move in the State House & Senate to amend the Sterling Act and have Philadelphia return a percentage to the municipalities. A mailing was sent out to State Representatives and Senators.

Mr. Santi recognized and thanked Merck for a \$25,000.00 grant for Parks and Recreation.

Mr. Santi reported that 2 grants were received totaling \$579,000.00 for 3 Pennbrook Detention Basins over at Pembroke School.

1. The first one at Pennbrook School and the power lines which are a solid sheet of ice over the sidewalk in winter.
2. The second one at Hancock between the track and the school.
3. The third one in the triangle at North Wales Rd. & Hancock where the crossing guard stands which is township property.

These 3 Detention Basins should alleviate the flooding problem downstream.

Contract for basin work was awarded to Horst Excavation in the amount of \$921,000.00. The township will have to cover the shortfall.

Mr. Santi recognized the Reserve at Gwynedd for their \$1500.00 contribution to the Police Department for the DARE program.

Question from audience – Would the township consider using rain gardens instead of detention basins as they are more environmentally friendly?

Response – Yes, they are used when possible. Morris Rd. is being reworked with part using raingardens.

There may be one at Pembroke & the power lines. A “boardwalk” is being installed over it so the school can use it to teach preservation of land and water.

**3. Old Business**

**A. Cottage Avenue Project**

Van said Cottage Avenue requested they be placed on September Meeting as an action item. Also said that everyone should have received the following items sent electronically.

1. T&M Report
2. Montgomery County Review of Plan – It was noted that some of the text was cut off. Hand-outs of plan are available.

Proposal by county to consider;

- o Fewer Units
- o Adding more impervious surface

Van, as previously requested, sent to all of you electronically, Phase I of Environmental Assessments and the analysis by their consultants of those assessments.

**4. New Business**

**A. Draft of Proposed Zoning Amendments**

Van said amendments will be put in ordinance form and given to the Board to look at preliminarily. Once the Board gives their ok, they will be sent to the Montgomery County Planning Commission for finalization.

There are 2 documents on the proposed amendment.

1. Amendment to the Schedule of Sign Regulations (highlighted in yellow)  
All changes in yellow have been adopted into the zoning code by the 2012 Zoning Code Amendment, but by ordinance, we did not change this schedule called Attachment 3. When copies are sent to E-code to be codified, they don't do it because they want to see the ordinance that created the schedule. In speaking with the solicitor, the quickest way to get E-code and codification done is to simply, by ordinance, amend the chart.

Standards in yellow have all been previously amended. It concerned Van that we had a document that was available that we may have to certify as being accurate and correct when I know there is an incomplete and incorrect table. (Last 2 bullets on 1<sup>st</sup> page)

First bullet – We are recommending for flag lots (rear lots), that at the moment a rear lot is created, the lot of the flag must equal the minimum aspects of zoning and you must show front, rear & 2 side yards. We believe flag lots can be improved and more compatible with adjoining properties by requiring that regardless of where rear and side yards fall on the new flag lot, that there always be yard equal to a rear yard which is greater in depth than a side yard when you adjoin an exterior or

outside property. A property not part of the flag subdivision, those neighbors will always have a relationship to a rear yard in dimension.

Question: What if you have 2 different properties, do both yards have to have that in the rear dimension?

Answer: Yes, it could be 2 or 3 rear yards. If you're not part of the flag, then that flag will have a rear yard and a rear yard and the rear yard is typically at least twice the width of a side yard.

Comment: That will significantly reduce what type of structure that can be put in place

Answer: Some flag lots, there will be little or no impact and others, it will be a big change because you will end up with a smaller footprint or no footprint.

Second Bullet: Corrects a typo. Change to reference Section 195-48 which currently reads as 195-45.

Third Bullet: We have a requirement for a number of residential districts that driveways be 6' from a property boundary. It works in large R1/R2 districts, but is problematic in R3/R4 & VPR districts where lots are smaller and can't provide 6'. The Commissioners have been waiving that requirement by reference on approved plans in the R3/R4 districts for 10 years. (Name) doesn't think that 6' set back should apply. It would be amended for flag lots when approved by the Commissioners. Secondly, along the interior lot line of an attached dwelling meaning twins/townhouses/duplexes, that is currently not practiced by the township and can't be applied so it is an exception and will be approved by the Board to conform with zoning. Thirdly, we do have the occasion for cross easements/shared easements, which would be permissible when approved by the Board.

Fourth Bullet: Modify language in zoning so that fences can be 6'6" in height.

Fifth Bullet: Zoning 195-7 (Enabling Legislation) – Extension of Use when properties are split zoned. Language was changed to be more concise. New language – If your lot is split zoned, administratively you can expand the uses from one district into the other part of the lot by 50'. The proposal is to delete this provision.

Last Bullet: Believed to be a typo, reads – Projecting signs are permitted to take place of a free standing sign when you comply with all the regulations of a free standing sign. Should read ... the regulations of a façade sign. Motion was approved to proceed.

Comprehensive Plan: Van will work with Mike Lapinski to put an RFP together to go out in 4-6 weeks. Budget guestimate is @ \$40,000.00.

West Point Parking Study (6-A) – Van noted that this should be addressed quickly and not be part of the Comprehensive Plan.

Discussion about acquiring/leasing land to support existing and future business operators in downtown West Point. Currently use Pizza Time Saloon and Tea House for additional parking.

Cardinal Hollow Wines received approval for a parking expansion of @12 additional spaces off Jones.

Church may be a good candidate for parking – to be discussed in future meetings.

Question: What is the status of the Arts building?

Answer from Van: It was purchased by John for a small outside catering business.

Suggestion by Van – A committee should be formed to research parking in West Point. Sam Miller asked for volunteers for this committee. Gil, John and Nicole volunteered. This committee will visit West Point on a walking tour and report to the commission next month.

Agenda items for the foreseeable future: Cottage Avenue, Comprehensive Plan and West Point Parking Study.

**5. Public Comments**

There were no Public Comments

**6. 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