

# Upper Gwynedd Township

## Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

**February 1, 2016**

The February 1, 2016 Planning Commission Meeting was called to order at 7:31 p.m. Those present were:

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

### **1. Re-Organization of Officers**

Mr. Lancaster noted that since this was the first meeting of the year a reorganization of officers was necessary. He asked for nominations from the members.

Mr. Klein made a motion for Mr. Miller to remain Chairman. Mr. Weirman seconded the motion and it passed unanimously.

Mr. Silverman made a motion for Mr. Lancaster to remain Vice-Chairman. Ms. McCabe seconded the motion and it passed unanimously.

Mr. Walker made a motion for Mr. Klein to remain Secretary. Mr. Carroll seconded the motion and it passed unanimously.

### **2. 2040 County Comprehensive Plan Presentation Montgomery County Planning Commission**

Scott France and Sarah Richardsen, of the Montgomery County Planning Commission, were in attendance. Mr. France gave a brief overview of the agency, the services offered and the new Comprehensive Plan.

Ms. Richardsen stated that there were two major components; the first was the County today and the Montgomery County 2040 plan. She reported that municipalities were working together across their boundaries in order to achieve their goals. Ms. Richardsen advised that the long range vision was to work with Upper Gwynedd Township and their trails. She noted that in the next twenty-five years there would be more walkable places.

Township Manager, Len Perrone, questioned if other municipalities were experiencing a higher construction of townhomes and Mr. France explained that the detached multi-family has dominated recently. Mr. France noted that there were no longer condo's being built.

In response to Mr. Weirman's question regarding local Planning Commissions working with the Montgomery County Planning Commission, Mr. France advised that day to day the County wanted to offer municipalities other points of view. Mr. France explained that if the County was not contracted by the municipality the interaction may not be as often.

Mr. Weirman asked if the County Planning Commission sent emails to those members of local municipality Planning Commissions and Mr. France stated that emails were sent but that they try to keep them minimal. Mr. Walker mentioned that Montgomery County Planning Commission used to have local seminars for those serving on commissions and wondered if they were still offered. Mr. France advised that they were and wasn't sure why the Township Planning Commission wasn't receiving them.

Ms. McCabe questioned that with the revitalization being done, were there specific areas being looked at proactively or did the community have to approach the County? Mr. France explained that both happen. He advised that an announcement was made that there would be grants available to the municipalities the first week of March. Mr. France stated that it would be easy to apply due to the wide base of projects that would apply within the plan. Ms. McCabe noted that the County stated there were three angles on how success was measured and Mr. France explained that the plan gives suggestions for success to be measured. Mr. Perrone asked what the revitalization money source was and Mr. France stated it was the Montgomery County 2040 Capital Budget Fund.

Mr. Perrone questioned if work was being done in the way of transportation with the Turnpike Commission and Mr. France confirmed that they were funding an interchange in Norristown with a road that would lead to downtown Norristown. Mr. France confirmed Mr. Walkers question as to whether the information was available on their website.

Commissioner Tom Duffy questioned if there was an incentive for two municipalities working on a project together and Mr. France said there was, especially if a park/trail were in the plan. Mr. Duffy explained that there was some walkability issues with North Wales Borough and Upper Gwynedd Township. Mr. France explained that there was other assistance available as well and he would assist in the application process.

### **3. Approval of 2016 Meeting Dates**

- Monday, March 7
- Monday, April 4
- Monday, May 2
- Monday, June 13 (moved back one week due to golf outing)
- Monday, July 11 (moved back one week due to 4<sup>th</sup> of July Holiday)
- Monday, August 1
- Wednesday, September 7 (moved back two days due to Labor Day Holiday)
- Wednesday, October 5 (moved back two days due to Rosh Hoshana)
- Wednesday, November 2 (moved up 3 days due to Election Day)
- Monday, December 5

Mr. Lancaster read the proposed meeting dates for 2016 and then asked for any questions or concerns. Upon hearing none Mr. Weirman made a motion to approve the Planning Commission Meeting dates for 2016. Mr. Carroll seconded the motion and it passed unanimously.

#### **4. Approval of Minutes of December 7, 2015**

Mr. Lancaster asked for any additions or corrections relative to the Minutes of December 7, 2015. Upon hearing none, Ms. McCabe made a motion to approve the Minutes of December 7, 2015. Mr. Weirman seconded the motion and it passed unanimously.

#### **5. Report of Commissioners Meeting**

Commissioner Santi gave the Board of Commissioners report.

Mr. Santi reported that the Board of Commissioners re-organized and each Commissioner maintained the same departments. He advised that E. Van Rieker was re-appointed as Zoning Officer and Planning Coordinator. Mr. Santi noted that Ken Amey was re-appointed as Mr. Riekers' assistant. Mr. Santi advised that on the Planning Commission, Mr. Lancaster was re-appointed for four more years and that John Tierney was added to the Commission with a four year term.

#### **December 21, 2015**

The Board of Commissioners approved Ordinance No. 2015-015 amending the Zoning Map attached to and incorporated in the Zoning Ordinance of Upper Gwynedd Township changing the zoning classification of two parcels of land from LI Limited Industrial to R-4 Residential.

The Board of Commissioners approved an amendment to the Land Development Plan of WaWa at Welsh Road and Route 202 dated October 28, 2010. This amendment changes the sites exit onto Welsh Road. This is subject to PennDOT approval.

#### **January 25, 2016**

The Board of Commissioners authorized the preparation and advertisement amending Chapter 109 of the Grading Ordinance.

The Board of Commissioners authorized the preparation and advertisement amending Chapter 162 of the Storm Water Management Ordinance.

The Board of Commissioners authorized the preparation and advertisement of an Ordinance adopting the new FEMA Floodplain Map for Upper Gwynedd Township.

The Board of Commissioners approved Resolution No. 01-2016 a Resolution for Plan Revision for New Land Development relating to the PA DEP Sewer Connection Planning Approval for North Penn Art located at 720 South Broad Street.

The Board of Commissioners approved Merck & Co., Inc.'s request for an extension to a Waiver from Chapter 113-1 which was approved at the September 28, 2015, Public Meeting for a steam line upgrade that will

require installation of piping and supports over B12. This request is for backup Sunday Crane Work through March 2016 due to production related delays. Currently work is scheduled for January 29 and 30, 2016, or February 5 and 6, 2016.

There will be a few more lifts after that to install piping going up the east and west side of B12 which is located in the NW quadrant of the West Point site.

**6. New Business**

**A. Wawa – 593 DeKalb Pike  
Welsh Road Driveway Modification**

Mr. Rieker reported that the Township was requiring the Wawa located at 593 DeKalb Pike must do a modification to their driveway entrance closest to Route 202 on Welsh Road. He advised that Wawa would be taking care of all expenses, otherwise they would need to submit a Land Development plan which would require recording. Mr. Rieker explained that there would be no left turn out of the driveway.

On behalf of the Site Review Committee, Mr. Lancaster advised there were no questions from the committee as this was evident it was needed. Mr. Rieker stated the Police Department was concerned after years of watching this left turn from the driveway turn more dangerous and Wawa agreed it was for the best.

Mr. Lancaster asked for any questions or concerns. Upon hearing none, Mr. Carroll made a motion to recommend approval of the driveway modification as submitted to the Board of Commissioners. Ms. McCabe seconded the motion and it passed unanimously.

**B. Adoption of new FEMA Flood Insurance Maps**

Mr. Rieker advised that the flood plain maps were brought up to date and it was time for the Township to approve them. Mr. Walker questioned if there would be a negative impact to any residents and Mr. Rieker explained that there could be a resident who was in the floodplain that no longer is or a resident who was not in the floodplain and now was. Mr. Santi questioned who would notify those residents that may now be in a floodplain and Mr. Rieker advised no one would notify them unless the Township does. It was suggested the floodplain map be reviewed to see if any residents were now in the floodplain that previously were not.

Mr. Lancaster asked for any further questions or comments. Upon hearing none, Mr. Walker made a motion to recommend approval for the amended Floodplain Maps as submitted to the Board of Commissioners. Ms. McCabe seconded the motion and it passed unanimously.

**7. Old Business**

**A. North Penn Art – 720 Broad Street  
Sewer Planning Module**

Mr. Rieker presented the Sewer Planning Module document for North Penn Art. He reminded that this was standard operating procedure for the Planning Commission to review and then sign. Mr. Rieker noted the

document would be sent to DEP.

Mr. Lancaster asked for any questions or concerns. Upon hearing none, Mr. Tierney made a motion that Vice-Chairman, John Lancaster, sign the document. It was seconded by Ms. McCabe and passed unanimously.

**8. Other Business**

There was no other business.

**6. Public Comments**

There were no public comments.

**7. Adjournment**

There being no further business a motion to adjourn was made. It was seconded and passed unanimously.

Respectfully submitted,



John Klein  
Secretary