

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

April 3, 2017

The April 3, 2017 Planning Commission Meeting was called to order at 7:30 pm. In attendance were:

Sam Miller	Chairman
John Lancaster	Vice Chairman
John Klein	Secretary
Ken Weirman	Member
Christopher Carroll	Member
Gilbert Silverman	Member
Scott Bachman	Member
Kathryn Carlson	Member
Ken Amey	Assistant Zoning Officer
James Santi	Board of Commissioners
Colleen Tronoski	Recording Secretary

1. Call to Order

The April 3, 2017 Planning Commission was called to order by Mr. Miller at 7:30 pm.

2. Approval of Minutes of March 6, 2017

Mr. Miller asked for any questions relative to the Minutes of March 6, 2017, which had been circulated by email. Mr. Lancaster made a motion to approve the Minutes. Mr. Klein seconded the motion and it was unanimously passed to approve the Minutes of March 6, 2017.

3. Report of Commissioners Meetings

Commissioner Santi reported on the Commissioner's Meetings.

Mr. Santi reported that there was a hearing held on March 27th regarding the sanitary sewer line that will be located in open space at Valley Forge Road by the Gwynedd Farms Subdivision. These hearings are held as notification meetings for the residents. It was held to answer any questions that residents had. Mr. Santi stated that there were no questions and no one was against it. Also approved was the proclamation of national library week. North Wales Library is the library of choice. There was a motion to approve articles of incorporation for a nonprofit organization. Many times, Township organizations would like to give donations but not for profit. Upper Gwynedd did not have one. So, this will establish such an organization. The Township can shut this down at any given time. They approved the recommendation of Buell-Kratzer and Powell for the professional architecture services for the Park and Rec Building, they came up with three options and will take a closer look at them. They will decide which one they believe is best and make a recommendation. The Board authorized payment of \$10,750 for the carnival fireworks. The Township is applying for a grant for sidewalks in West Point, to tie the sidewalks in West Point over the railroad tracks down to Moyer Blvd. The Board approved a waiver requested by Merck for a noise ordinance. This will cover every Saturday and Sunday in April and May, they are doing a lot river rock vacuuming of their building on their roofs, putting in new roofs. The parking lot plan for Cardinal Hollow Winery was approved. There were conditions of approval placed on it.

4. Old Business**A. Provco Pinegood Sumneytown Wawa**

Julie Von Spreckelsen from the law firm of Eastburn and Gray spoke on behalf of the Applicant, Provco Pinegood Sumneytown LLC. She noted for the record that a court reporter is present as there was a court reporter at the last Planning Commission Meeting on March 6, 2017 and the transcripts will be made available. She noted that this is the third appearance before the Planning Commission relative to the application and plans. Ms. Von Spreckelsen outlined the previous meetings with the Planning Commission and what was discussed including curb detailing, storm water conveyance relating to pipe size and submitting an application to the Zoning Hearing Board. The applicant is to appear in front of the Zoning Hearing Board on May 2, 2017. She then turned the meeting over to Matt Hammond, Traffic Engineer.

Matt Hammond, Traffic Engineer for this project from Traffic Planning Design, handed out a review: a response to the review letter he received from the Township Traffic Engineer. He noted that this has the specific comments provided that Mr. Heinrich's letter as well as his responses. Also attached is Mr. Heinrich's letter. Mr. Hammond addressed each comment individually. Mr. Hammond noted taking new traffic counts and that these counts are included in the new traffic study.

Mr. Hammond spoke about the need for providing a right turn lane along the frontage of Sumneytown Pike. He also noted the optimization of the signal timing. They will comply.

There was discussion concerning the difference in measurements taken on Sumneytown Pike for sight distance requirements. Mr. Heinrich measured 265 sight distance and Mr. Hammond measured 305 sight distance at the western most driveway closest to the bridge. Also, Mr. Heinrich found that the 85th percentile speed travel on Sumneytown Pike was 44 miles per hour and Mr. Hammond found the speed to be 43 miles per hour. Mr. Hammond explained that there are 2 different terminologies PennDOT uses when it comes to sight distance, one is classified as desirable sight distance and the other is classified as the minimum sight distance. So whenever you look at a proposed driveway location or an existing driveway location, you look at first whether or not the driveway meets desirable sight distance requirements based on the posted speed. When you look at the desirable sight distance requirements based on the posted speed of 35 miles per hour, PennDOT states that the sight distance needs to be 300 feet to the left. He measured 305 feet. The applicant is also willing to work with the Township to see if there's anything to be done along that stretch of Sumneytown Pike to help slow traffic. The concern of the Township is that people are 8-9 miles over the speed limit, the applicant is willing to work with the Township to try and slow traffic down. Whether it is by reducing the posted speed limit to 30 miles per hour, providing speed limit signage or traffic calming measures.

Because of that back up in traffic it was suggested by Mr. Heinrich that the applicant look at the potential to restrict left turn movements out of the proposed West Point Pike driveway during PM peak hour. He feels that's appropriate and the latest traffic study has provided for signage restricting those left turns between 4-6PM.

Discussed in length was the possibility of changing the proposed plans from two to one access point on Sumneytown Pike. Areas of concern included the rate of driver's speed, the closeness of the intersection/driveway, the crossing of several lanes to get into the left hand turning lane to go onto Church Road, and the bridge and turning into the western most proposed driveway. There were several questions from the Planning Commission members and Mr. Garrity, attorney at Whisler and Pearlstine.

Mr. Heinrich Township Traffic Engineer spoke then regarding safe stopping distance and PennDOT regulations. Mr. Heinrich noted his concerns with the exiting movements onto Sumneytown Pike and the speed of drivers. Mr. Heinrich also shared a photograph with the Planning Commission. Mr. Heinrich stated that he took the photo from approximately the point you would be looking at if you were a motorist trying to exit that western driveway looking to the left looking underneath the bridge, some of the issues that you have been talking about with regards to sight line. Mr. Heinrich suggested denying the preliminary plan because of health, safety and welfare issues.

David Brooman, attorney with the firm High Swartz, representing Merck, stated that Merck also has a Traffic Engineer, Richard Riser. Mr. Broomann stated that he only had one comment made by Mr. Heinrich, paragraph 8. The trip generation rates, the IT manual that was used as a land use code of 945, as Mr. Heinrich pointed out, the land use code 853 provides a more accurate description for this particular land use, Code 945. The one that was used in this case specifically states this land use includes gasoline service station with convenience market, with primary business is the fueling of motor vehicles. That's not what's been proposed. Mr. Brooman stated that Merck's Traffic Engineer will be submitting a report by the end of next week.

Joe Barron from Bohler Engineering, stated that they submitted a storm water management report and it was reviewed by T&M Associates. Within those calculations, he addressed both peak rate and volume, our general project description and storm water management calculations dated January 13, 2017. He noted that the peak rates show that the storm water management and the underwater detention basins that will be provided on site reduced flows significantly. Mr. Barron explained that there will not be holding tanks but an arch system associated with a spray irrigation design.

Mr. Landis, 770 Sumneytown Pike, representing Merck, stated that he has worked on traffic improvements for Merck for 25 years and one of the things I believe I heard tonight is that your signalization changes we can get the intersection to an A. I've worked closely with Willard Troxel, the Township Superintendent of Roads, and all the traffic lights going up Sumneytown Pike, the line going S. Broad Street into Lansdale and the line going from Church Road down through West Point Pike are all synchronized. He stated that he asked several times to get adjustments on South Broad Street. He can barely get 10 seconds added to any turning movements because of the balance that PADOT maintains. So, how an applicant can work with getting things to an A will be interesting to see because I haven't seen it in all of these years.

Ms. Von Spreckelsen requested for recommendation for approval of preliminary plan.

Mr. Miller addressed to the members of the planning commission. He stated that "we have either a recommendation to approve or a recommendation to deny. If we recommend denial, that's all we have to do. If we recommend approval, you have to determine whether there are going to be conditions."

The Planning Board Members asked to see a revised plan, revised traffic study. The Board stated that they can't make a decision because there's information lacking.

Ms. Von Spreckelsen stated that the applicant has agreed to extending the time for 30 days the Planning Commission to make a review. We will follow this up in writing.

Mr. Weirman noted that between now and then we'd like to see a definitive measurement and also elaborate, if PennDOT came in and commented on safety issues.

Mr. Silverman suggested looking at one ingress egress point.

Mr. Miller added, please have details on pipe size, curb detailing, right turns on Sumneytown, left turns on West Point, one ingress/egress plans, and this Board needs to see revised plans in advance not right of next Planning Commission. Also, resolve any not complies.

Mr. Miller asked to motion to table Provco until next month, Mr. Silverman made the recommendation and Mr. Klein seconded it.

5. New Business

A. Zoning Text Amendment – Utility Facility Exception Ordinance

Mr. Miller asked if there were any questions regarding this Ordinance. There were none. Mr. Miller asked for a recommendation to approve the Zoning Text Amendment. Mr. Carroll made a motion to approve with buffering recommendations from the Montgomery County Planning Commission. Mr. Weirman seconded it and it was unanimously approved.

6. Public Comments

There was none.

7. Adjournment

Mr. Miller adjourned the meeting at 10:00PM.

Respectfully submitted

A handwritten signature in cursive script that reads "John Klein".

John Klein
Secretary