

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

July 5, 2017

The July 5, 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
John Tierney	Member
Gilbert Silverman	Member
Scott Bachman	Member
E. Van Rieker	Zoning Officer
Ken Amey	Assistant Zoning Officer
James Santi	Board of Commissioners

1. Call to Order

The July 5, 2017 Planning Commission was called to order by Mr. Miller at 7:30 pm.

2. Approval of Minutes of June 7, 2017

Tabled

3. Report of Commissioners Meetings

Commissioner Santi reported on the Commissioner's Meetings.

Mr. Santi noted that at the last Commissioners meeting they approved an Ordinance which would expand the Comcast Cable Franchise. He stated that the community center study is moving along and in doing so approved the Community Center Site Survey Proposal for ASH Associates in the amount of \$10,250.00. They will be working on the best site for the Community Center. There was a motion to approve the pickleball court payments. There are two (2) payments in the amount of about \$108,000. On Saturday June 24th, there was a grand opening for the pickleball courts. There was a motion to approve Montco 2040 Grant Funds Agreement. This is for the lighting of the pickleball courts. There was a motion to approve the Pennbrook Water Quality Basins. These are the basins on North Wales Road and Hancock Road. They seeded the area but it didn't take because of the amount of rain we've had so this was a change order in the amount of \$5,606.21 to plant 6-inch plants. There was a Motion to accept the Provco Pinegood Wawa Land Development extension. This extension is through July 25, 2017. Three (3) requests were approved from Merck for Sunday crane operations. These involve building 78, 28, 34 and 29. There was a motion to accept an extension from The Enclave at Gwynedd Farms Subdivision. The extension is through September 27, 2017.

4. Old Business

A. Provco Pinegood Sumneytown Wawa Land Development (Mr. Amey participated. /Mr. Rieker was recused)

Applicants team, counsel for Merck and counsel for Upper Gwynedd Township participated in presentation and discussion

for nearly two (2) hours. For a complete record of this proceeding, please consult the transcription of that portion of the meeting made by a court reporter provided by the applicant. This transcript is attached electronically for reference purposes.

At the conclusion of the discussion on this matter, the Planning Commission enumerated remaining concerns listed below:

The main concern was traffic safety issues.

1. Ingress/Egress at West Point Pike; Egress during the AM/PM rush hours would be signed for No Left Turn. This would direct traffic toward the West Point Village area which is signed for 25 mph. Safety issues to pedestrians (children & adults) could be caused due to exceeding the speed limit. Additionally, some drivers would even ignore the no left turn restriction. There appears to be no other suggested improvements to prevent traffic from being directed into West Point.
2. Ingress from Sumneytown Pike, at the driveway closest to the bridge abutment (one way in). The road is curved at the bridge abutment. Speed limit here is 35 mph. There are some drivers exceeding 45 mph here. Sudden braking coming around the abutment is a safety issue.
3. Egress onto Sumneytown Pike: for traffic wanting to make a left-hand turn onto Church Road from Sumneytown Pike would have to cross 2 lanes of traffic in a relatively short distance to reach the intersection.
4. The plan as submitted appears not to effectively prohibit a left turn out onto Sumneytown Pike or a left turn from Sumneytown Pike into Wawa.
5. There were a few issues outstanding as indicated in the Bohler Engineering letter of June 14, 2017.
6. T&M letter of June 30, 2017 was discussed in the areas of subdivision and land development, and water shed storm water comments.

Without making a recommendation to approve or reject, the only solution believed appropriate was to recommend rejecting approval of the plan. This motion was made by Mr. Lancaster; seconded by Mr. Silverman. Following a brief discussion, the Commission voted 5 in favor, 1 against the motion. It was noted that Chairman Miller would not vote unless there was a tie and Mr. Weirman was a nay.

5. New Business

- A.** Mr. Rieker briefly outlined two (2) Zoning text amendments that would be on the August Agenda for consideration.

6. Public Comments

There was none.

7. Adjournment

Mr. Miller noted that next month's meeting will be held on Monday August 7th and he adjourned the meeting at 10:40PM.

Respectfully submitted

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

John Klein
Secretary