

# *Upper Gwynedd Township*

## *Planning Commission*

P. O. BOX #1 ● WEST POINT, PA. 19486

**April 2, 2018**

The March 5, 2018 Planning Commission Meeting was called to order at 7:30 pm. In attendance were:

Sam Miller	Chairman
John Lancaster	Vice Chairman
John Klein	Secretary
Gilbert Silverman	Member
John Tierney	Member
Kathryn Carlson	Member
Christopher Carroll	Member
Scott Bachman	Member
Ken Amey	Assistant Zoning Officer
Colleen Tronoski	Recording Secretary

### **1. Call to Order**

The April 2018 Planning Commission was called to order by Mr. Lancaster at 7:30 pm.

### **2. Approval of Minutes of March 5, 2018**

Mr. Miller asked for any questions relative to the Minutes of March 2018, which had been circulated by email. Mr. Lancaster made a motion to approve the Minutes. Mrs. Carlson seconded, and the motion was unanimously passed to approve the Minutes of March 5, 2018 with noted correction.

### **3. Report of Commissioners Meetings**

Mrs. Hull introduced herself for anyone who did not know her. She stated that a woman came from Fair Districts, PA to meet with the Board. Fair Districts is a nonprofit nonpartisan organization and are committed to redrawing the Congressional Districts in Pennsylvania. They came to the Commissioners to pass a Resolution supporting the formation of a legislative commission. They plan on collecting Resolutions supporting the legislative commission from different Townships and go to Harrisburg and ask for an amendment to allow for a different legislative body to start determining the redistricting. The requirements that they'd like are 4 Democrats, 4 Republicans, and 3 from neither party. These people could not have been involved with any kind of legislative position for five years nor any of their family members and they had to have voted in the last 2 of the 3 state elections. A lot of residents showed support for this Resolution. The Commissioners asked her to give them more information and they would discuss again at the workshop.

Mrs. Hull stated that there is a Senate Bill 979. This would allow Police Officers to buy back pension time if they change departments. The Township contacted the Actuary and the Actuary suggested they vote against it because he wasn't sure what kind of financial hardship it would impose to the Township. The Commissioners voted 3-2 in favor of sending the letter.

Mrs. Hull announced that the accounting department will be getting new software. Dave Brill and his department interviewed 5 companies and decided on the best for their needs. The Commissioners passed a National Library Week for April 8-14. She noted that Corpus Christi is having their annual fund raiser 5K run on May 5. The Board congratulated Chief Duffy for 10 years with the Township. The Board also approved the preliminary plans for subdivision and land development for Newbury II.

**4. Old Business****A. Gwynedd Ridge (Martin Tract) – 27 lot Subdivision**

Mr. Silverman stated that he needed to recuse himself from this agenda item, noting a conflict of interest on this matter.

Mark Jonas represents Pulte. He stated that this plan originally came in with a connecting street to Green Street instead of a second cul-de-sac. This was consistent with Township policy that said do not create cul-de-sacs where it's not practical not to do so. But there was concern from the Green Street residents about the connecting street, so the plan went into redesign. He noted the latest letter from T&M which identified the waivers. The letter is all complies.

Tim Woodrow stated that they have been through several discussions with Township staff, Russ Benner, and Mr. Rieker and he believes they have arrived with a plan that has addressed all the earlier concerns. The biggest concern was traffic and having a cul-de-sac by Green Street with a through way for emergency personnel only, seems like the best solution. They also met with residents regarding the walking trail that connects Allentown Road and Whites Road. In the T&M letter it addresses the fence that will be placed along the west side of the walking trail to deter people from walking through private properties. He noted that their NPDES application has been made and the permits are under way. There are some waivers that they are seeking. The first waiver the applicant is asking for is a set back from property line to slope. This is an area adjacent to Whites Road Park. They are doing grading along the property line in an existing easement to mitigate some storm water issues. The grading is closer than 5 feet to the property line, this is a waiver request. On the basin floors the grade is proposed at 1% other than the 2% that might be required by ordinance. These are water improvement quality basins, this has been discussed with T&M and they are in favor of this. As of this afternoon, they were seeking a waiver for a freeboard in the basin. Mr. Benner had a concern with this. So, they are removing this from the list tonight. They will provide that 1 foot of freeboard in the basins. Anti-seep collars – where the basin pipe outlets through the berm, these collars are installed so water doesn't leak along the pipe and cause a problem with the berm. The two large basins in the lower right side they will be installed but the small rain garden to the upper left of the plan, they are asking for a waiver. Mr. Benner is ok with this request. Pipe size, rather than 18 inches, they are asking for 12 and 15-inch diameter pipes to meet with some of the rear yard drainage systems. Mr. Benner is ok with that. Pipe cover, there are a couple of spots in the easements where the pipe cover is less than 18 inches of finished grade, that's just to collect some low spots. There are no traffic issues. Mr. Benner ok with this. The next waiver request is the length of cul-de-sac out towards Green Street. These will be private streets, the right of way width is 54 feet which is required but rather than a 30-foot cart way, they are seeking a 28-foot cart way with a 4-foot sidewalk. The next waiver request is Belgium block curbing. The final waiver is an obligation to install curb and sidewalk along Allentown Road east of their intersection with Oxford. Everything else in the T&M letter is a will comply. T&M did review this application as a final plan and the applicant is seeking preliminary plan recommendation tonight.

Mr. Miller asked if the recommendation was made about sidewalks in accordance with the suggestions just made, is the applicant willing to deposit with the Township to complete sidewalks later? Mr. Woodrow noted that the applicant was.

Mr. Klein asked, if this would be an HOA. Mr. Woodrow noted, yes it will be an HOA. Mr. Klein asked if the HOA would have the responsibility to maintain the open area and the rain garden. Mr. Woodrow stated yes, they will.

Mr. Tierney asked about the runoff and berm and what is the outcome with Lansdale and the neighbors. Mr. Woodrow stated that there was discussion about Green Street residents that are north of this project and runoff in their rear yards. There is not much they can do because they are down grade from their plan but what they did was created an improved swale to capture as much of that water as possible and a new pipe system to carry that water through their project and into their detention basins and then out to Allentown Road. Mr. Rieker, Mr. Lapinski, and Mr. Jordan walked the project

and found that there are some swales in the park that could be improved to protect the residents and he believes Mr. Lapinski reached out to Lansdale Borough.

Mr. Miller asked if anyone in the audience had any questions.

Tom Borneman – 722 Green Street - asked if the swale was made deeper in the park property and that the water would be caught on the new property's catch basin? Mr. Woodrow said yes.

Cal Leonard – 812 Green Street – what is the depth of the basin? Mr. Woodrow explained that the basins have a cut slope at 4 feet deep.

Tom Borneman – 722 Green Street - asked about the tree line and if they would be replacing the ones that are there now. Mr. Woodrow noted that a variety of new trees will be put in, he pointed this out on the landscape plan.

Kathy Heath – asked about the traffic study for Allentown Road. Mr. Woodrow stated that Pulte hired McMahan and Associates to do the traffic work and they do have traffic information. Mr. Woodrow will forward to resident.

Lindsey Pio - 805 Green Street – asked if the new houses would have gas. Mr. Woodrow noted that they are currently working with Peco to find out what opportunities are to get natural gas.

Jeff Richardson – 807 Green Street- asked if lighting will be put on Green Street? Mr. Woodrow stated that at this time there is no plans for lighting for Green Street.

Mr. Miller asked for a motion if the Planning Commission was ready to proceed.

Mr. Carrol made a recommendation to approve the preliminary plan with waivers as requested pending T&M approval including the removal of the one waiver of the freeboard as noted. Mr. Klein seconded this motion. It was unanimously passed.

All voting Yea, Zero Nea's, No abstentions noted, Ref to attendance list at top

## **B. 209 Morris Road – 2 lot subdivision**

Mr. Miller asked if the applicant was present. He was not.

Mr. Miller asked for a motion to table this item until next month. Mr. Silverman made a motion to table this item. Mrs. Carlson seconded this motion. This item was tabled until next month.

## **5. New Business**

### **A. Cottage Avenue Conditional Use Review – Proposal to Remove Sound Wall**

Giovanna Raffaelli general counsel for the owner of Cottage Avenue property, Cottage Property LT. She noted that an amended conditional use application to amend their conditional use plan by the removal of a sound wall. This property borders the Peco property which had a tenant who ran a stone crushing operation. This operation has ceased. The applicant provided the Township with a letter from Peco stating that the tenant is moving out and there will not be anymore crushing. The sound wall was solely because of this crushing company. They will be placing a split rail fence in place of the sound wall

and continuing the board on board fence along the railroad property down to the corner of the property where there are rain gardens and around and then starts a split rail fence again. Mr. Silverman asked if Peco had plans for a new tenant for the property. Ms. Rafael stated that Peco has not indicated doing anything with the property. Mr. Miller asked what will be left and visible if the sound wall is taken down? Ms. Rafael stated there will be landscaping done. There was discussion

concerning if another rock crushing business came in. She noted that Peco stated in a letter that they do not have intentions to have this kind of business here again. That it will only be used for utility use. Mr. Lancaster stated that he would like to see additional information and that Peco would comply with the Townships zoning and ordinances, he then made a motion to table this item. Mr. Silverman seconded this motion. Ms. Rafael asked what additional information she needs to get. Mrs. Carlson asked her if Peco was willing to give up their nonconforming use.

**B. Amend Zoning Line Between R-4 Newbury II and R-2 Sanctuary Church**

Bernadette Kearney stated that this property was previously rezoned. She noted that Mr. Rieker advised her that certain slivers that had not been rezoned. Its been on Mr. Rieker's review letters that this needs to be completed. In March the request to rezone those slivers was made. Mr. Miller noted the Montgomery County Planning Commission approves the rezoning and they support the proposal. A motion was made by Mr. Lancaster to approve this, seconded by Mr. Carrol. The Planning Commission approved and recommended this zoning change to the Board of Commissioners.

**C. Sewage Facilities Planning Module for Martin Tract (Gwynedd Ridge Subdivision)**

Mr. Miller noted that this was received by the Municipal Agency in February 2017. Mr. Amey stated that this is routine. Whenever a planning module is submitted there needs to be a, 4A which needs to be signed off by the Planning Commission. Mr. Lancaster made a motion to approve this item, it was seconded by Mr. Klein.

**Adjournment**

There being no further business for discussion, Mr. Lancaster asked for any further questions or comments. Upon hearing none, Mr. Lancaster made a motion to adjourn. The motion was seconded by Mr. Klein and unanimously passed. The meeting was adjourned at 8:30PM.

Respectfully submitted



John Klein  
Secretary