

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

May 7, 2018

The May 7, 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
Ken Weirman	Member
Kathryn Carlson	Member
Christopher Carroll	Member
Scott Bachman	Member
E. Van Rieker	Zoning Officer
Colleen Tronoski	Recording Secretary

1. Call to Order

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

2. Approval of Minutes of April 2, 2018

Mr. Miller asked for any questions relative to the Minutes of March 2018, which had been circulated by email. Mrs. Carlson made a motion to approve the Minutes. Mr. Lancaster seconded, and the motion was unanimously passed to approve the Minutes of April 2, 2018.

3. Report of Commissioners Meetings

Mrs. Hull reported that the Commissioners started to recite the Pledge of Allegiance at the beginning of their Board meetings. She noted that some residents asked why this wasn't done previously, so the Commissioners agreed to this addition at their meetings. The Commissioners approved the preliminary plan of the subdivision land development approval of Gwynedd Ridge (the Martin Tract). All the waivers were approved except one that noted only sidewalks on half of the development. There was also a waiver to not put sidewalks on Allentown Road between Oxford Circle towards Green Street. They compromised because they are building a path on the side of Gwynedd Ridge that will lead to Whites Road Park. So, there will be a paved trail that will connect to the sidewalk. The Commissioners approved a sewer system for Gwynedd Ridge Development. They approved the preliminary/final plans for the subdivision land development for the Enclave at Gwynedd Farm (609 West Prospect Avenue). They announced four (4) different hearings they were going to have, three (3) this month and the one has to do with the LED sign been moved to June. The three hearings this month will be, the rezoning of the PECO property in West Point. It is currently zoned LI and R2, it will be rezoned changed to all R2. The next hearing will be the C-Commercial Text Amendment. The final hearing will be on the revised conditional use application for Cottage Avenue, regarding the sound wall. There is also some zoning that needs to be cleaned up with Newbury II. The Commissioners approved a state contract to improve the security at the Wastewater Treatment Plant.

4. Old Business**A.****None.****5. New Business****A. Ordinance 2018-02 – LED Signs**

Mr. Rieker noted that the LED Sign Ordinance hearing will be held in June because the draft stated a maximum of 30% of the sign face can be LED or changeable copy. Mr. Rieker stated that it will likely be is 50% of the sign face. The amendment is to allocate for certain institutional uses, places of worship and places of education, to have changeable copies on the signage. The text currently limits LED's to prescribed districts. LED was not permitted in any residential district. In the R-2 there are places of worship or institutions and this text would allow LED signage under certain circumstances including isolation distances, maximum percentage of sign and the matter in which the sign would face. Mr. Miller asked if there were any questions for Mr. Rieker or any objection to approving an LED sign with 50% of the sign face. Mr. Weirman stated that its only for certain venues, but it's not indicated in the document. Mr. Rieker noted that it would only be for those uses in the R-2 which are the prescribed institutional uses. Mr. Lancaster asked how often they could change the sign message. Mr. Rieker stated once per day they can change their sign. Mr. Miller asked for a motion. Mr. Weirman made a motion to move forward with the Ordinance provided that the sign face is at 50%. Mr. Silverman seconded this motion. The approval was unanimous.

B. Ordinance 2018-03 – PECO Corridor Rezone

Mr. Rieker noted the review that was received dated August 22, 2017 from the MCPC. Mr. Rieker noted the old Rotelle property which is now The Reserve at Gwynedd and stated this change to residential zoning is in keeping with that theme with turning into new uses old leftover industrial properties to residential and he also spoke briefly about the sound barrier and making sure PECO does not have another rock crushing company come in there. PECO has sent letters confirming that the change in zoning from LI to R2 is acceptable. This zoning change does not make PECO go away but it does significantly reduce any leaseholds or underlying use that PECO could choose to make. The only remaining industrial use in West Point that will remain is Nameek's. Mr. Miller asked for any discussion. Mr. Bachman asked what the plans were for the PECO property. Mr. Rieker stated that that it will not be leased for industrial use. Mr. Weirman asked was this a form of "takings" from PECO. Mr. Rieker noted that zoning is an authorized land use regulation. Mr. Miller asked if there was a motion to recommend approval. Mr. Weirman made a motion to approve this Ordinance. It was seconded by Mr. Klein. The recommendation for approval was unanimous.

C. Ordinance 2018-04 – C – Commercial Text Amendments

Mr. Rieker noted that this was a text amendment, so no map will be amended or modified. It resolves the manner in which certain uses will be reviewed by the Board. Mr. Rieker briefly reviewed the Ordinance with the Board. Mr. Miller asked if there was a motion to recommend approval. Mr. Weirman made a motion to approve this Ordinance. It was seconded by Mr. Klein. The recommendation for approval was unanimous.

D. Cottage Avenue Conditional Use

Mr. Rieker noted the request letter and the plan has been amended. The Township Solicitor resolved that since the plan showed the sound barrier wall was the plan used as an exhibit for the conditional use that it would be a requirement to amend that plan and in order to amend that plan there would need to be another conditional use hearing. Conditional Use's are administered by the Commissioners. It will be a formal public notice, the property will be posted, the notice will be in the paper. And as a requirement asking the Planning Commission to look at this change in the plan. The plan is to substitute the wall by extending the barrier that originally requested along the railroad which was an 8-foot-tall board on board around the bend and then the balance of it is going to be a combination of berm and or a split rail fence. Mr. Tierney made a motion to approve the conditional use. It was seconded by Mr. Carroll. The recommendation for approval was unanimous.

E. Ordinance 2018-05- Newbury II Map Amendment

Mr. Rieker noted that this map amendment is the rear part of Sanctuary Methodist Church. The applicant was instructed to make certain because the Township didn't want any split zoning, as Newbury II plan evolved, the map was changed first then the perimeter boundary changed about 40 feet. There is a triangular area approximately 10,000 square feet that did match the property line that was part of the final plan. As part of the approval the applicant shall pay for the new legal descriptions to make the property boundary that separates Newbury II from United Methodist Church identical with the zoning map. Mr. Silverman made a motion to approve the Map Amendment. It was seconded by Mr. Lancaster. The recommendation for approval was unanimous.

Adjournment

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

Respectfully submitted



John Klein
Secretary