

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

June 6, 2018

The June 6, 2018 Planning Commission Meeting was called to order at 7:30 pm. In attendance were:

Gilbert Silverman	Member
John Tierney	Member
Ken Weirman	Member
Kathryn Carlson	Member
Scott Bachman	Member
E. Van Rieker	Zoning Officer

1. Call to Order

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

2. Approval of Minutes of May 7, 2018

Mr. Weirman, acting Chairman for the June meeting, asked for any questions relative to the Minutes of May 2018, which had been circulated by email. Mr. Silverman made a motion to approve the Minutes. Mr. Bachman seconded, and the motion was unanimously passed to approve the Minutes of May 7, 2018.

3. Report of Commissioners Meetings

Mrs. Hull reported that the Commissioners had four public hearings at the last Commissioners meeting. There were four ordinances and three were approved. Mrs. Hull noted that the fourth ordinance will be approved, but the Commissioners need to meet and discuss at the Workshop. The first Ordinance was the C-Commercial District. It was clarifying and updating certain uses in the commercial district such as location of accessory structures, uses permitted by conditional use, and certain parking requirements. The second hearing was the zoning of a parcel of land in West Point that was zoned R2 and LI to be changed entirely to R2. This parcel of land is the Peco land where Horgan had its concrete crushing operation. The third hearing was Cottage Avenue, their conditional use approval permitted the substitution of the sound wall for an 8-foot-high fence. This most likely will be approved soon, there were questions about storm water management. The fourth had to do with Newbury II zoning and the zoning map amendment. The change had to do with a small tract of land changing from R2 and R4 to R4 Residential. This was approved. Mrs. Hull noted that Mike Lapinski has been recognized for being with the Township for 5 years. She stated a resolution was passed to change the length between background checks for coaches and volunteers. This was yearly clearances and fingerprints. The clearances will stay as a yearly check, but the fingerprints will change to every three years. Also approved was the contract with Montgomery County Planning Commission for the new Comprehensive Plan. Work on the plan will start in Fall, 2018.

4. Old Business

A. 209 Morris Road 2-lot Subdivision

The applicant, Dave Caracausa reviewed the current status of the plan. Mr. Caracausa previously presented this plan to the Planning Commission at the March meeting. Since that time plans have been resubmitted, revised and received comments From the Planning Commission and T&M. Mr. Caracausa stated that he received a new review letter from T&M dated May 31, 2018. He noted that he would like to meet with T&M to go over the letter. Mr. Caracausa reviewed the waivers he is asking for. The first waiver was a preliminary and a final approval verses preliminary approval and then asking for a final. The second waiver deals with existing road widths. Old Morris Road is considered a residential road. This waiver would not widen it but keep at street at current width, with no sidewalks or curbs proposed. In addition, Morris Road does not get wider or

or sidewalks. The fourth waiver is the setback of the driveway to an adjacent property owner. There is a conflict with the zoning ordinance and the SALDO. The driveway does meet the zoning requirements of a minimum of 6 feet. SALDO requires 4 feet. The conflict has to do with it being a flag lot and SALDO doesn't differentiate driveways if they are flag or regular driveway. The fifth waiver is just repetitiveness in SALDO regarding curbs and sidewalks whenever new homes are proposed. This waiver just repeats no curbs or sidewalks. Mr. Weirman asked the Planning Commission if they had any questions for the applicant. Mrs. Carlson asked, if at any time Morris Road is widened and there are curbs and sidewalks put in, is there any responsibility on the owner who fronts on Morris to contribute to that? Mr. Caracausa stated that, currently Morris Road is a PADOT road so its going to be whatever PADOT decides if they're going to put in the curbs and sidewalks or attempt to access the neighbors. The flag lot only has 25 feet on Old Morris Road. The existing home has 140 feet today. Mr. Weirman asked if all the conditions on the T&M letter are comply? Mr. Caracausa said yes.

Mr. Weirman then opened the floor up for public comments and questions.

Jim Ellzey – 205 Old Morris Road – noted that he owns 5 feet at the end of Old Morris Road. Worcester Township also owns a small portion of land there because Old Morris Road used to be Township Line Road. He had a survey done and owns several feet and trees into 209 Old Morris Road. He believes a driveway placed 10 feet from his driveway will devalue his property. Mr. Weirman asked, do you believe the current survey of this plan is incorrect? Mr. Ellzey said yes. Mr. Weirman asked Mr. Ellzey to submit his survey to Mr. Rieker. Mr. Ellzey said yes. Mrs. Ellzey stated that the plan encroaches at least 5 feet onto their property.

Mr. Caracausa stated that he has taken these comments to his engineer and have worked through making sure the property is surveyed correctly and this should not be an issue. He is confident that his survey is correct.

Mr. Rieker stated all this information will be sent to the Township Engineer and Solicitor to review and ask for their recommendations.

Mr. Caracausa would like to have a copy of the Ellzeys survey letter and have both engineers look at both surveys.

Mr. Ellzey suggested that the driveway be put out to Morris Road.

Sheree Chatterjee – 273 Acorn Lane – asked how the storm water will be handled. Mr. Caracausa explained that there is a storm water system plan designed. It was designed according to the ordinance and has been reviewed by the Township Engineer to confirm it has been done correctly.

Mr. Weirman stated that this item should be tabled until the Township Solicitor reviews the plans. Mrs. Carlson made a motion to table this item. It was seconded by Mr. Silverman. The recommendation to table this item was unanimous.

5. New Business

A. Sumneytown Pike Overlay District

Mr. Rieker suggests that the Planning Commission review along with the plot plan and send the site committee out to walk this area then discuss further next month. The draft has been sent to the MCPC.

Adjournment

There being no further business for discussion, Mr. Weirman asked for any further questions or comments. Upon hearing none, Mr. Silverman made a motion to adjourn. The motion was seconded by Mrs. Carlson and unanimously passed. The meeting was adjourned at 9:20PM.

Respectfully submitted

A handwritten signature in black ink that reads "John Klein". The signature is written in a cursive style with a large initial "J" and "K".

John Klein
Secretary