

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

August 6, 2018

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

Sam Miller	President
John Lancaster	Vice President
John Klein	Secretary
Gilbert Silverman	Member
Chris Carroll	Member
Ken Weirman	Member
Kathryn Carlson	Member
John Tierney	Member
E. Van Rieker	Zoning Officer
Ken Amey	Assistant Zoning Officer
Colleen Tronoski	Planning Secretary

1. Call to Order

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

2. Approval of Minutes of July 2, 2018

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

3. Report of Commissioners Meetings

Mrs. Hull reported that the Police Department has a new police officer. His name is Evan Meoli. He will be sworn in at the Public Meeting on August 27th. Also, Officer Chad Staub has been promoted to Sergeant. He will also be publicly sworn in on August 27th.

4. Old Business

A. 209 Morris Road

Dave Caracausa noted that this property has frontage on Morris Road and on Old Morris Road. It's 2.5 acres. He is proposing to subdivide a rear flag lot resulting in a total of two lots. There will be public sewer and water. It's zoned R2. Each lot exceeds all zoning requirements as far as lot size, setbacks, etc. There's been 3 review letters from T&M. The most recent review letter seems to be in order. The plan was revised and resubmitted on Friday. Mr. Caracausa asked for recommendation on the waivers and the approval.

Mr. Miller noted that the Montgomery County Planning Commission has no objections to proposed plan.

Kate Harper, Attorney for Mr. and Mrs. Ellzey, who live next to the proposed subdivision, noted that the Ellzey's do not object to one house being built next door, but they do not want the driveway on their property. Mrs. Harper handed diagrams and pictures out of the Ellzey's property. Mrs. Harper stated that the diagram she handed out notes the lot line between the Ellzey property and the property to be subdivided. The deed for the Ellzey's property (205 Old Morris Road), goes to the center line of Old Morris Road and 6 feet past where the paving ends. That is where the

driveway is supposed to take off. She noted that the Ellzey's have proposed to Mr. Caracausa to place the driveway on the other side of 209 Morris Road, so it would come out directly onto Morris Road.

Jim Ellzey stated that national norm for turning radius of a ladder truck is 52 feet. There isn't 52 feet counting his property and the distance between Hague's house.

Mrs. Harper stated that Worcester Township owns some of the road also, so if Upper Gwynedd approves this subdivision as planned, it should be made conditional on Worcester Townships approval.

Mr. Caracausa stated that both properties read in the deed land in Upper Gwynedd Township. Also, in the deed it reads that there is a road that is 33 feet wide. Both properties go to the center line of that road. None of the proposed property is in Worcester Township. If considering moving the driveway to the other side, there isn't 25 feet to put the driveway in without moving an existing 3-car garage and a shed. In addition, it would result in another driveway out to Morris Road which is considered a collector road verses a residential road. He says the plan meets the Ordinance requirements.

Mr. Carroll asked if there is confirmation from the Township Fire Marshal regarding the turning radius.

Mr. Rieker stated that the plan was reviewed by the Fire Marshal. He did recommend approval subject to conditions previously noted.

Mr. Miller asked if there was a motion on this item. Mr. Weirman noted that this plan may need to go to mediation but made a motion to approve this plan. This motion was seconded by Mr. Klein. It was unanimously passed.

B. Proposed Zoning Text Amendment: Consumer Fireworks Sales in The SC Shopping Center District

Mr. Rieker stated that this item was discussed briefly last month and deferred action until receiving a review letter from the Montgomery County Planning Commission. This letter was received, dated August 3, 2018.

Mr. Miller asked if there was a motion on this item. Mr. Lancaster made a motion to approve this plan. This motion as seconded by Mr. Silverman. It was unanimously passed.

C. Gwynedd Ridge – Martin Tract

Mr. Silverman recused himself from this item.

Mr. Sivertsen introduced himself. He is an attorney with Eastburn and Gray, here to represent Pulte Homes. He noted that the Martin Tract is approximately a 21-acre property located in the R2 residential zoning district.

Tim Woodrow stated that there have not been many changes to the plan. The road name was changed and there are changes to sidewalks and trails. There will be sidewalks on both sides of the new streets. The trail connection will continue through to Whites Park. This will be an 8-foot paved trail. Regarding the sidewalk along Allentown Road, east of the proposed intersection with Oxford, instead of a traditional sidewalk there will be another trail section. This trail will go around the berms and the detention basin and provide a more comfortable walking space along Allentown, should the Township ever decide to extend sidewalk to trail from Green and Allentown further west. This will also be a paved trail. There is a letter from Mr. Benner, dated 8/3/18, which highlights all the components of the plan that have been already addressed. An application to PA DOT has been made for the new intersection. There has been one review from PA DOT already. The plan is also into DEP for NPDES Permit.

There has also been one review from them. The Fire Marshal has approved the plan. Also, DEP has approved the sewage facilities planning module. Mr. Woodrow stated that an HOA will be formed to care for road, open spaces, trails and sidewalks.

Mr. Miller asked if there was a motion on this item. Mrs. Carlson made a motion to approve this plan subject to any PA Dot requirements suggest. This motion as seconded by Mr. Carroll. It was unanimously passed.

D. Sumneytown Pike Overlay District

Mr. Miller noted that the Planning Commission has received several items related to this including a letter from the Montgomery County Planning Commission in which they support the proposal. Mr. Rieker stated that this area is related to six properties north of Sumneytown Pike. The site review committee did visit the property and provided a memo dated July 24, 2018. The purpose of it is to provide alternate productive uses for this strip of land. Mr. Rieker stated that most of the Montgomery County Planning Commissions comments are handled by the existing conditional use standards. Mr. Rieker noted that he sent out three suggested changes on August 1, 2018. They were, clear up that HVAC shall be screened; added regarding the mini storage, that uses shall be contained within a building only with no external storage, off street parking be modified; and the language regarding "waiver" was revised based on consults with the solicitor.

Mr. Miller asked if there was a motion on this item. Mr. Lancaster made a motion to table this item until next months meeting this motion as seconded by Mr. Weirman. It was unanimously passed

5. New Business

A. North Wales Borough Draft Comprehensive Plan

Mr. Rieker stated that this represents about two years of work for the borough. It covers the basic components of a comprehensive plan from Article 3 of the Municipalities Planning Code. Typically, adjoining municipalities, the school district and the county are notified and asked to comment. If there are any comments they could be made and be saved as part of the minutes or instruct Mr. Rieker to write and send a letter stating that Upper Gwynedd has reviewed the draft and would support the action proposed, that is to adopt a comprehensive plan.

Mr. Miller asked for comments from the Planning commission. Mrs. Carlson stated that she likes their structure where they made a recommendation and then had a strategy on how to implement the recommendation. They noted the Bike Montco Plan, taking that into account, and talking about additional trails including attaching to Parkside Place but also under the Peco Lines that would further connect North Wales and Upper Gwynedd Township.

Mr. Miller asked if the Planning Commission wanted Mr. Rieker to provide the letter. Mr. Miller asked if there was a motion that Mr. Rieker send the letter. Mr. Lancaster made a motion to approve Mr. Rieker providing a letter, this motion was seconded by Mr. Weirman. It was unanimously passed.

B. Hartford Royal Farms Conditional Use

Mr. Rieker recused himself from this item and Mr. Amey stood in.

Mrs. Kearney stated that Hartford Properties has a conditional use application that will be heard by the Board of

Commissioners August 27, 2018, so this is the Planning Commissions review. Upper Gwynedd recently passed an Ordinance 2018-04 that relates to conditional use, specifically in the C-Commercial and multi uses on a lot. The C-Commercial District currently provides one use on a lot, unless a conditional use is approved for multiple uses.

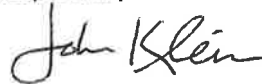
Mr. Jeitner from Bohler Engineering noted the current plan regarding the conditional use request consists of a convenience store with gas the building itself is approximately 4600 sq. ft. and the canopy is around 5000 sq. ft., along with two rear 6000 sq. ft multi-tenant buildings and on the east side a 5000 sq. ft. multi-tenant building and an 8000 sq. ft multi-tenant building. Surrounding that is parking and access isles. The plan itself does comply with setbacks.

Mr. Miller asked if there was a motion on this item. Mrs. Carlson made a motion to approve the conditional use application. This motion as seconded by Mr. Weirman. It was unanimously passed.

6. Adjournment

There being no further business for discussion, Mr. Miller asked for any further questions or comments. Upon hearing none, Mr. Weirman made a motion to adjourn. The motion was seconded by Mr. Lancaster and unanimously passed. The meeting was adjourned at 8:56 PM.

Respectfully submitted



John Klein
Secretary