

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

September 5, 2018

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

Sam Miller	President
John Lancaster	Vice President
Gilbert Silverman	Member
Kathryn Carlson	Member
John Tierney	Member
Scott Bachman	Member
E. Van Rieker	Zoning Officer
Colleen Tronoski	Planning Secretary

1. Call to Order

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

2. Approval of Minutes of August 6, 2018

Mr. Miller, asked for any questions relative to the Minutes of August 2018, which had been circulated by email. Mr. Tierney made a motion to approve the Minutes. Mr. Bachman seconded, and the motion was unanimously passed to approve the Minutes of August 6, 2018.

3. Report of Commissioners Meetings

Mr. Santi reported that Officer Lynch was recognized for his 20th year of service with the Police Department. Officer Chad Staub has been promoted to Sergeant. Evan Meoli was sworn in as a new Police Officer in the Township.

There was a motion to advertise the new Ordinance regulating Consumer Fireworks. The State has legalized fireworks so now Townships need to provide a place for them to be sold.

There was a public hearing regarding the new expansion of C-Commercial. Up until the time it was expanded, C-Commercial was one building only regardless of the size of the lot. The Ordinance was modified under conditional use in which they must meet certain conditions in front of the Board of Commissioners. The first hearing was for the conditional use application from Hartford Properties/Royal Farms. There will be a sequence of hearings. The Board will hear from their Engineer. There was a presentation and two questionnaires from other attorneys in the room. The next hearing will cover traffic. Any party who is against this can make a presentation.

Passed an Ordinance to approve extended periods for solicitation or peddling. Previously, solicitation and peddling was permitted from 9am-7pm. There was push back from an organization that does marketing by knocking on doors and has a history of challenging the ordinances that are too early in the evening in the summertime. There were discussions with this group and the hours have been changed from 9am-9pm excluding Sundays.

There was an Ordinance to approve a Resolution which was an application with PennDOT to put a new traffic light at Lehigh Valley Dairies where the Martin Tract will be developed. This will become a 4-way light.

There were several motions to approve Merck's requests for waivers for remodeling, roofs and building. Most of this work is performed on Sundays.

4. Old Business

None.

5. New Business

A. Merck Property Consolidation Plan

Mr. Landis noted that this is the third consolidation that Merck has done. Merck recently purchased the last Schenck property which has led to this consolidation. The current property sits at 91.7853 acres. There are currently ten parcels. Nine of the smaller parcels will be merged with the biggest parcel. Most of the property is LI. There is a strip along Sumneytown Pike that is Business Professional. However, Merck does not have any long-range plans to put anything there. There are 2-3 cutouts along the front of the property that Merck does not own. They are the bank, child learning center, office complex and one small property along Beaver Street. Merck has submitted this to the Township and the County.

Mr. Miller noted that there is nothing back from the County as of this date but does not believe there is a need for it. He then asked if there was a motion on this item. Mr. Silverman made a motion to approve this plan. This motion was seconded by Mr. Bachman. It was unanimously passed.

B. Preliminary/Final Land Development Application of Colorcon, Inc. – 420 Moyer Blvd.

Greg Glitzer stated that this project is a facility improvement at their 420 Moyer Blvd. site. The improvements consist of no new building floor square footage but does represent additional volume in the warehouse. The roof would be raised to accommodate a larger pallet storage system to 36 feet. Improvements to the site that go along with the warehouse are a new two truck dock to the left of the warehouse and a revised circulation plan. The circulation plan seeks to separate truck traffic from car traffic. They will also reduce parking spaces from 181 spaces to 129 spaces.

Mr. Rieker explained about the site review committee. He noted that three of the Planning Commissioners will visit the site and write a report for next months meeting.

Mrs. Carlson asked how high the roof will be. Mr. Glitzer stated that roof will be 36 feet high compared to 29 feet currently and 17-19 feet in another section.

This item will be reviewed again next month.

C. Short Term Rentals – aka Air B&B

Mr. Rieker stated this item would lead to an Ordinance Amendment. Next month this Board would hopefully see the draft. Mr. Rieker did consult with the township building official. Short-term rental will be treated as having a minimum of 30 days and as if they were a hotel/motel for purposes of building code inspection. They will need to be code compliant for fire safety and ADA.

Mr. Miller asked if there will be enforcement to ensure 30-day short-term rentals compared to a shorter stay? Mr. Rieker states that if this occurs a cease and desist order will be given.

D. Upper Gwynedd Township Comprehensive Plan Update

Mr. Rieker stated that advisory committee is being put together. The committee will meet monthly. The three appointees from the Planning Commission are: Kathryn Carlson, John Tierney and Gill Silverman. The committee should consist of approximately 12 people.

6. Adjournment

There being no further business for discussion, Mr. Miller asked for any further questions or comments. Upon hearing none, Mrs. Carlson made a motion to adjourn. The motion was seconded by Mr. Silverman and unanimously passed. The meeting was adjourned at 8:00 PM.

Respectfully submitted



John Klein
Secretary