

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

February 5, 2019

The February 5, 2019 Planning Commission Meeting was called to order at 7:30 pm. In attendance were:

John Lancaster	Vice Chairman
Kathryn Carlson	Secretary
Ken Weirman	Member
John Tierney	Member
Scott Bachman	Member
E. Van Rieker	Zoning Officer

1. Call to Order

The February 2019 Planning Commission was called to order by Mr. Lancaster at 7:30 pm.

2. Approval of Minutes of January 7, 2019

Mr. Lancaster asked for any questions relative to the Minutes of January 2019, which had been circulated by email. Mr. Weirman made a motion to approve the Minutes. Mr. Tierney seconded, and the motion was unanimously passed to approve the Minutes of January 7, 2019.

3. Reorganization of 2019 Planning Commission

Mr. Lancaster asked for nominations for Chairman of the Planning Commission for 2019. Mrs. Carlson nominated Sam Miller for chairman. Mr. Weirman seconded this motion. Mr. Lancaster asked for a motion to close the nominations for chairman. Mr. Tierney made a motion to close the nominations. Mr. Weirman seconded this motion. This motion was unanimously approved.

Mr. Lancaster asked for nominations for Vice Chairman. Mr. Weirman nominated John Lancaster for Vice Chairman. Mr. Bachman seconded this motion. Mr. Lancaster asked for a motion to close the nominations for Vice Chairman. Mrs. Carlson made a motion to close the nominations. Mr. Bachman seconded this motion. This motion was unanimously approved.

Mr. Lancaster asked for nominations for Secretary. Mr. Weirman nominated Kathryn Carlson for Secretary. Mr. Silverman seconded this motion. Mr. Lancaster asked for a motion to close the nominations for Secretary. Mr. Weirman made a motion to close the nominations. Mr. Bachman seconded this motion. This motion was unanimously approved.

3. Report of Commissioners Meetings

Mrs. Hull stated that the Board thanked three individuals that are moving on. Danielle Dvorchak was on the Park & Rec Board for 5 years. Erik Bones served the Zoning Hearing Board for 16 years. John Klein served the Planning Commission for 30 years. There were also three hearings. The first was a No Knock Ordinance Hearing. The Board will be passing a No Knock Ordinance that will allow the residents to prohibit business solicitors from coming to their door. The residents will be able to sign up on a link provided by the Police Department. This does not apply to people who are soliciting for nonprofit and religious organizations, or for political purposes. The second hearing was about brake retarders. Due to residents' complaints regarding brake retarders, the area in

which they can be used was restricted. The third hearing was about bamboo. There is a new bamboo ordinance which limits the type of the bamboo you can have in the township to control some of the more invasive species of bamboo.

4. Old Business

A. West Prospect Avenue Subdivision

Mr. Nate Fox introduced himself. He is representing the applicant, DeLuca Homes. He also introduced Adam Brower, an engineer from EB Walsh and Associates and Joe and Kevin DeLuca from DeLuca Homes. Mr. Fox noted that the site is 3.35-acre site which is currently the St. Rose ballfield located on West Prospect Avenue. It is in the R2 Residential Zoning District. The applicant is proposing 5 single family homes. He stated that he is in receipt of review letters from T&M dated January 29, 2019, which is substantially "will comply" but for a few comments and a review letter from EEMA, dated December 27, 2018, in which all items are "will comply". There was a site meeting with some of the Planning Commission and Mr. Brower. All issues from the site meeting are "will comply". They have received comments from the fire marshal who has no concerns.

Mr. Fox stated that the T&M letter has 5 comments he would like to review.

Number 14 requires that driveways be at least 75 feet from the center line of the street intersection. Lot #1 is set back for privacy which places the driveway less than 75 feet from the center line. Lots 3 & 4 are approximately 40 and 60 feet from the center line of Pennsylvania Avenue. It was suggested they discuss this further with T&M.

Number 15 concerns SLDO Section 168-20. D and several subsections relating to the sidewalks and primarily to current ADA requirements being 5 feet wide or 4 feet wide with 5-foot bump outs every 200 feet. If the Township is agreeable, the driveway aprons could be made 5 feet wide and then the one long section between lots 1 and 2 where a bump out can be constructed to comply.

Number 18 concerns SLDO Section 168-22. A, relative to curbing. It generally requires curbs to be provided along all streets. The applicant is proposing sidewalks but no curbing. The primary reason for this is to prevent ponding in the roadway because there is no existing storm water management system to tie into. They are asking for a waiver for this item.

Number 26. SLDO Section 168-31 of the Township SALDO, requires street lights in all subdivisions. The applicant is proposing compliance with this. Subsection B requires that street lighting shall consist of pole lighting or on lot post lighting or a combination of both. The applicant is proposing on lot post lighting with photo cells.

Number 27. SLDO Section 168-32. B requires tree protection fencing around trees of 6-inch or more in caliber. The applicant is asking to put fencing only in areas that would be disturbed rather than to go back into undisturbed wooded and fence off individual clusters of trees.

Other than these comments, everything else is a "will comply."

Mr. Rieker asked the applicant if they had reviewed the Montgomery County Planning Commission Review letter. Mr. Fox stated that most of their comments were stormwater related. The Township would require an operation maintenance agreement. Mr. Rieker said that waivers will be handled separately.

Public Comments

Mr. Lancaster opened the floor to questions from the public.

Scott Curson, 510 Sumneytown Pike, asked about the grading plan and the slop near lots 1 and 2 that produces a lot of water flowing to his property.

Mr. Fox stated that there will be stormwater systems to control the rate of runoff. They will investigate grading. They are trying to have to stormwater go to the wetlands.

Mr. Curson stated that he has a fence where the applicant currently has pins. He asked if his fence would be disturbed. Mr. Fox noted that it would not be disturbed.

Jim Edler, 309 West Prospect Avenue, is concerned with the storm sewers. He stated when the church was built, instead of diverting the water to Sumneytown Pike, where there are storm sewers the water goes into Upper Gwynedd instead of North Wales. He wants relief from runoff on his property.

Dan DeSantis, 3 West Prospect Avenue, asked about parking and shoulder width. Mr. Rieker asked if there would be enough cart way planned. Mr. Fox noted 2-3 feet is planned. Mr. Rieker asked if this was a Fire Marshal question. Along Prospect there is no parking. Mr. DeSantis noted that the plan for no curbing is because it leads to better drainage. Will there be a channel for the water that collects on the road? He suggests a stone lined channel from the edge down to drainage.

Colleen Kwortnik, 205 West Prospect Avenue, noted that she is next to lot 1. Ms. Kwortnik asked if the T&M letter was available to the residents. Mr. Rieker said he would make it available. Ms. Kwortnik noted that the first surveyor that came to survey the property was EV Welsh. She stated that they were on her property cutting her trees and her neighbors' trees down. They also left them on the ground. She did address this with the surveyor. She was promised a full survey. She did not receive a full survey. She stated that heavy rains cause water to form a lake down the road. She is curious as to where the sidewalks will go. Also, she was wondering if the water will be forced to run down her driveway into the creek. It was noted that the water will be staying where it runs currently on the edge of the road. She said it becomes a raging river in a storm.

Jacqueline Thacker, 319 West Prospect Avenue, noted that they lease from the railroad the powerline out to Sumneytown Pike so if the water is being sent down there, she would like to know. Is the water going to drain onto her field?

Chester Warren, 132 Gwynedd Manor Road, the ground slopes down to Gwynedd Manor Road. He is concerned that there will be more water flowing onto his property unless there is a plan to divert this water.

Mr. Lancaster asked for a motion to table this item until next month. Mr. Weirman made a motion to defer this item until next month. It was seconded by Mr. Bachman.

B. Short Term Rental Ordinance

Mr. Rieker suggested a list of comments or concerns on why the current approach is unsatisfactory. The solicitor suggests consideration of a short-term ordinance that would permit short term rentals in certain residential districts but no house-sharing and with a 30-day limit.

C. New Comprehensive Plan

There will be an Open House at the Township Building regarding the Comprehensive Plan on February 20, 2019 starting at 5:30PM.

6. New Business

None

7. Adjournment

There being no further business for discussion, Mr. Lancaster asked for any further questions or comments. Upon hearing none, Mrs. Carlson made a motion to adjourn. The motion was seconded by Mr. Weirman and unanimously passed. The meeting was adjourned at 9:30 PM.

Respectfully submitted



Kathryn Carlson
Secretary