

April 6, 2015

1. Call to Order

The April 6, 2015 meeting of the Planning Commission of Upper Gwynedd Township was called to order at 7:30 p.m. by Chairman, Samuel Miller.

Those present were:

Samuel Miller	Chairman
John Klein	Secretary
Robert Schunke	Member
Kenneth Weirman	Member
Robert Walker	Member
Christopher Carroll	Member
Gilbert Silverman	Member
Jim Santi	Liaison, Township Commissioner
E. Van Rieker	Zoning Officer and Planning Coordinator

2. Approval of Minutes of March 2, 2015

Mr. Miller advised that the Minutes of March 2, 2015 had been distributed previously via e-mail and asked for any questions or corrections. Upon hearing none, a motion was made to approve the Minutes. It was seconded and the motion passed unanimously.

3. Report of Commissioner's Meeting

Commissioner Santi gave the report for the Board of Commissioners meeting of March 23, 2015.

Mr. Santi reviewed the dissolution plan with UGTMA.

Mr. Santi reported the Board of Commissioners approved Heinrich & Klein Associates, Inc. proposal for Traffic Engineering Services in an amount not to exceed \$1,100 for the Newbury II Development.

4. OLD BUSINESS

**A. Bridge Community Church – 983 Allentown Road
Building Expansion**

Joel DelliCarpini of Boehler Engineering reminded that Bridge Community Church was behind the PNC Bank at Allentown and Valley Forge Roads. Mr. DelliCarpini recapped that the applicant wants to expand the adult classrooms only at the southwest part of the building and a small storage area on the northwest side of the building.

On behalf of the Site Review Ken Weirman reported the site was walked on Saturday, March 28, 2015. He advised the building expansions onto the adjacent grounds appear to be straight forward with no problems noted. Mr. Weirman stated the proposed sidewalk by the 2960 square foot building addition should be ADA compliant in the event that an emergency exiting from the building was ever required from that side of the building. He noted the plan indicated steps and there was room for a concrete ramp.

Mr. Weirman advised the plans show additional roof drains piped directly to the storm management area. He stated the existing storm management area was quite shallow and there appears to be a runoff swale that continues onto the neighboring properties from the retention basin. Mr. Weirman reported the swale had evidence of recent water flow and the adequacy of the existing basin should be looked into further.

Mr. Miller asked for any further questions or concerns. Mr. Carroll made a motion to recommend approval to the Board of Commissioners of the proposed building expansion with the steps on the side of the building made into a concrete ramp so that it was wheel chair accessible. It was seconded by Mr. Weirman and passed unanimously.

5. NEW BUSINESS

A. Pre-Meeting Discussions

There was discussion relative to meeting quarterly at 6:30 pm to discuss things happening in the Township. The months selected were July and October and if the agenda had many items the pre-meeting could begin earlier. It was confirmed that this would not affect the start time to the Planning Commission Meeting. The meeting would still begin at 7:30 pm.

6. PUBLIC COMMENTS - None

7. ADJOURNMENT

There being no further business for discussion, a motion was made to adjourn. The motion was seconded and unanimously passed.

Respectfully submitted,

John Klein
Secretary