

This was not an Official Planning Commission Meeting. The Planning Commission did not have a quorum. These are for Note Purposes Only. No action was taken at this meeting with the exception of the signing of the Sewer Planning Module.

MEETING

August 3, 2015

1. Call to Order

The August 3, 2015 meeting of the Planning Commission was called to order at 8:06 pm by Chairman, Samuel Miller.

Those present were:

Samuel Miller	Chairman
John Lancaster	Vice Chairman
John Klein	Secretary
Gilbert Silverman	Member
Jim Santi	Liaison, Township Commissioner
E. Van Rieker	Zoning Officer & Planning Coordinator

2. Approval of Minutes

Mr. Miller advised that there were not enough Planning Commission members to vote on the Approval of the Minutes. He stated that they would have to be voted on at the September meeting.

3. Report of the Commissioners Meeting

Commissioner Santi advised there was going to be the installation of two detention basins behind Pennbrook Middle school; one would be on Hancock Road and North Wales Road on Township property to assist in flooding issues.

The Board of Commissioners approved the International Fireworks Agreement for the carnival in September in the amount of \$10,750.00

The Board of Commissioners granted deferrals for the two-lot subdivision of 624 Sumneytown Pike, which had to do with curbs, widening of the road and sidewalks. Mr. Santi reported after the deferrals were approved the Board of Commissioners then approved the subdivision of this property.

The Board of Commissioners approved the use of Belgium Block at the Preserve at Gwynedd, also known as Samantha Court.

The Board of Commissioners approved a waiver for Land Development for Rapunzel's Hair Salon on West Point Pike. Mr. Santi noted they were requesting enlarging the building slightly and it did not warrant a Land Development Application.

The Board of Commissioners appointed Tim Woodrow of Woodrow and Associates as the Township's "Conflict Engineer". He explained this was done because T & M Associates, who was the Townships Engineer, does work for Merck out of their New Jersey office and would allow the Township to have an engineer for back-up.

The Board of Commissioners approved Merck Sharp & Dohme's Parking Lot Agreement for the Township's Carnival September 10-13, 2015. Mr. Santi explained the parking was directly across the street from the Township grounds.

The Board of Commissioners ratified Nor-Gwyn Baseball and Softball Association's request for a field lighting time extension of midnight on Wednesday, July 15 through Sunday, July 19 for the Bux-Mont Connie Mack Tournament and Monday, August 3 through Friday, August 7 for the Perkiomen Valley Twilight League Championship Series. Mr. Santi explained that the lights were to be shut off at 11 pm but with this extension if needed they would be allowed to keep the lights on until 12 midnight.

The Board of Commissioners approved the Enclave at Maple Green Land Development Plan with conditions.

The Board of Commissioners approved the Merck/Dickerson Road Park Land Development Plan with conditions.

The Board of Commissioners appointed Greg Gifford, Esquire to represent the Township on the Cellco d/b/a Verizon Wireless Zoning Hearing Application 15-11 (298 Wissahickon Avenue).

The Board of Commissioners approved Ordinance No. 2015-005 amending Chapter 69, Section 69-2 of the Township Code adding recreational fires and burning devices as an exception to the prohibition of outdoor burning.

The Board of Commissioners approved Ordinance No. 2015-006 amending Chapter 100, Section 3 of the Township Code adding requirements for Applications and Permits concerning fireworks displays.

4. Moment of Silence – Robert Schunke

Mr. Miller requested a Moment of Silence in memory of Bob Schunke. Mr. Miller asked the record reflect the passing of Mr. Schunke was sudden and untimely and also a great loss to the Planning Commission.

5. Old Business

There was no Old Business.

6. New Business

**A. 500 Dickerson Road
Proposed Text Amendment
Permit Passive Park and Recreation Use**

Mr. Miller advised that this could be discussed but no action could be taken because there was no quorum but that a discussion could take place.

Mr. Miller stated that this was circulated in advance by e-mail and affects Sub-section 10 of Section 195-25B. Mr. Rieker reminded that Merck would do all the work on the property but then donate it to the Wissahickon Valley Watershed. He stated that once it was donated the property became a different use and a section added would be the most appropriate addition since it wasn't a high intensive park use. Mr. Rieker suggested reviewing the amendment as it would be on the agenda for next month since no action

can be taken tonight. Mr. Rieker reported that it would also be reviewed by the Montgomery County Planning Commission as well.

Mr. Miller questioned if there were any other properties like this that may be affected by this amendment and Mr. Rieker stated there could be in the future. Mr. Lancaster noted it stated picnicking and questioned if grills would be allowed and Mr. Rieker answered that it may.

There was discussion relative to the difference of passive parks and active parks. Mr. Rieker explained active parks allow sports and would be allowed to have lighting; and passive parks were not allowed those types of activities.

Mr. Silverman questioned if the park at 500 Dickerson Road became popular would the parking spots remain at ten and Mr. Rieker advised that Merck was comfortable with it remaining at the ten spots. Mr. Silverman reminded that the representatives from Merck did state over flow could go to the day care but questioned if consideration should be given to parking on Dickerson Road.

This item will be on the September Planning Commission Agenda.

**B. OC District – Amendment
Permit Medical Clinic and Laboratory Use**

Mr. Rieker advised that there had been inquiries regarding medical offices and the zoning of BP had been amended to allow medical clinics. He suggested using the same language in the OC-Office Center District zoning. Mr. Rieker stated that there were three Office Center zoned areas in the Township. He explained this would allow people to not have to go to the hospital, there would be no overnight stays, hours would be limited and a cap of 10,000 square feet to 20,000 square feet could be regulated and anything over that would require a Special Exception. Mr. Rieker noted these medical clinics were common. There was discussion relative to what types of procedures would take place at this facility.

This item will be on the September Planning Commission Agenda.

C. Sign Ordinance

Mr. Rieker advised that projecting signs were permitted in the Township. He stated that typically ground signs or building façade signs were the normal signs seen in the Township. Mr. Rieker explained that this can become an issue particularly in the West Point Village area as there was no room from the curb to the sidewalk to the buildings to have stand-alone signs. He noted the new tea room was not allowed to have a stand-alone sign but that he had suggested to the owner to have a projecting sign. Mr. Rieker advised that he had taken a better look at the regulations of the projecting signs and found that they were governed by ground signs which meant they could only be 3.5 feet tall which does not work for a projecting sign. Mr. Rieker suggested changing the wording to have the projecting signs to be governed by the façade signs.

This item will be on the September Planning Commission Agenda.

**D. Broad Maples
Sewer Planning Module**

Mr. Miller advised that this was received in advance via email and the Resolution was filled out so the members should know what it was about and asked if anyone had questions for Mr. Rieker. There were no questions so Mr. Miller turned to the instructions and review.

Mr. Miller stated this module had to be considered because of the Broad Maples proposed development. Mr. Klein noted it was similar to the one that was filled out last month for Robinson Trust. Mr. Rieker reminded that other authorities such as DEP review the document as well. Mr. Miller asked if there were any concerns or objections to the document.

Mr. Rieker went through the documents questions one by one. He then asked whether the Chairperson or the Secretary would be signing it. Mr. Miller said he would sign the document. Mr. Rieker advised he would return the document to the applicant so it could then be filed.

7. Public Comments

There were no public comments.

8. Adjournment

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

Respectfully submitted,

John Klein
Secretary