

## **May 4, 2015**

The May 5, 2014 meeting of the Upper Gwynedd Township Planning Commission was called to order at 7:30 pm by Chairman, Samuel Miller.

Those present were:

Samuel Miller	Chairman
John Klein	Secretary
Robert Walker	Member
Ken Weirman	Member
Christopher Carroll	Member
Gil Silverman	Member
James Santi	Liaison, Township Commissioner
E. Van Rieker	Zoning Officer

### **2. Approval of Minutes of April 6, 2015**

Mr. Miller asked for any questions or comments regarding the Minutes of April 6, 2015 which were circulated via email. The following correction was noted: Bridge Community Church was approved subject to the ADA exit being installed and the Township Engineer check the storm water management basin be checked for adequacy. Mr. Miller asked for any further comments. Upon hearing none, a motion was made by Mr. Schunke to approve the Minutes of the May 4, 2015 meeting. The motion was seconded by Mr. Silverman and unanimously passed.

### **3. Report of Commissioners Meeting**

Mr. Santi gave the Board of Commissioners report from the April 27, 2015 Public Meeting.

The Board of Commissioners had a Public Hearing relative to an Ordinance regarding Floodplains. Mr. Santi stated that Township Engineer, Greg Duncan, gave a brief explanation of the Floodplain Ordinance and once that was completed the floor was opened to hear if anyone was for or opposed the Ordinance. Mr. Santi advised Merck was the only one in attendance and there were no comments. He noted the 2015-002 Floodplain Ordinance passed.

The Board of Commissioners approved Bridge Community Church, located at 983 Allentown Road, Land Development Plan for a building addition with conditions. Mr. Santi advised there had been discussion relative to the placement of handicap accessibility and the applicant stated the front of the church was handicap accessible. He stated the applicant showed the distance to the addition was short and the Board of Commissioners decided not to make the applicant install handicap ramps.

### **4. Old Business**

There was no old business

**5. New Business**

**A. Robert Robinson Trust  
624 Sumneytown Pike – Minor Subdivision**

Joseph Mina, PE, Engineer for the applicant, explained there was a lot proposed for a two lot subdivision. He stated it was approximately 55,000 square feet gross, 52,000 feet net. Mr. Mina explained dividing it would have lot one with a net of 22,200 and lot two would be approximately 26,000. He advised all zoning requirements were met such as setbacks. Mr. Mina reported a variance was granted last month for a minor deviation on the existing building which was non-conforming, along with the addition which was approximately two feet off of the side yard. He noted the lot was serviced by public water and sewer. Mr. Mina advised T & M Associates issued a letter which now the applicant would be requesting waivers for sidewalks and road improvements. Mr. Mina explained there had been discussion with Montgomery County relative to the right-of-way but have not received any documentation. He stated Montgomery County Planning Commission recommended approval subject to compliance with all waivers.

On behalf of the Site Review Committee John Klein stated there was nothing remarkable about the property. He noted the rear slopes off and to the right. Mr. Klein advised there was no evidence of pooling of water. He reported curbs and sidewalks do not exist on that side of Sumneytown Pike and looks like a good lot.

Mr. Weirman remarked that there appeared to be a lot of trees and questioned if the drive would be on the flag lot. Mr. Mina advised the drive would be on the flag lot and that a lot of the trees were not worth saving. He did state that they would be replaced with a new buffer.

Mr. Weirman noted there was an existing driveway on the adjacent property which would be parallel. Mr. Mina reported the corner of the applicant's lot was in that driveway. Mr. Weirman asked if it was a non-conforming driveway and Mr. Mina stated it was but it would be worked around without disturbance.

Mr. Miller stated the two recommendations from the Township Engineers were deferrals, rather than waivers, from street widening, curb and sidewalks. Mr. Mina confirmed explaining that it would allow the Township in the future to have the homeowners to do those improvements. Mr. Miller advised the Commissioners would determine if money would be deposited for the future of those improvements. Mr. Mina was agreeable.

Mr. Miller asked for any further questions or concerns. Mr. Klein made a motion to recommend approval to the Board of Commissioners contingent on the applicant satisfying any deferrals and/or waivers. Mr. Silverman seconded the motion and it passed unanimously.

**B. North Penn Art – 720 South Broad Street  
Preliminary/Final Minor Subdivision and Land Development Plan**

On behalf of the applicant, Joe Kuhls addressed the Planning Commission explaining that the applicants had been in business for 38 years and were seeking a two-lot subdivision with a land development of one of the lots so that their daughter could open a hairdressing salon. Mr. Kuhls reported that North Penn Art would be lot 1 with 17,327 square feet and lot 2 would be the hairdressing salon with 15,000 square feet. He explained that they had met with Staff and wanted to minimize curb cuts and by doing so they met with their neighbor, Mr. Szekely, to have shared access. Mr. Kuhls advised that North Penn Art and the salon would have shared parking with

reserved parking at the rear. He reported that storm water can handle it should the reserve parking need to be constructed whenever the Township says it needs to be constructed.

Mr. Kuhls advised that the applicant would comply with all requirements from the Township. He noted a "clean" letter was received from Environmental Engineering. Mr. Kuhls stated there were some waivers that were going to be requested. He reported there would be no construction in the alley in the back of the property.

Mr. Kuhls stated that there was an ordinance stating a five foot setback from the lot line for parking. He advised there would be one new lot line which would be down the middle of the parcel to separate lot one and lot two. Mr. Kuhls advised effectively the parking lots could never be separated. He noted it was being requested that the parking be treated as one and they were waiting for Mr. Onorato, Solicitor for the Township to respond.

Tim Woodrow advised that there were officially ten waivers being requested.

- Driveway width – to be left as is. Currently 26.5' and requirement should be 30'
- 25' radius on entrance – to small of businesses to enlarge
- Widening of Broad Street – now 38' wide. No sense to widen in one small section
- Sidewalk – there are utility poles, may take away from parking, not enough room
- 10' parking to curb – currently 6' and would like to keep it for both lots
- Keep the same parking size – 9 x 18
- Aisle width of 23 ' wide
- Internal storm water 12" should be 15"
- Street trees – Utility wires & pole lines in the way. Trees would be placed between buildings.

Mr. Woodrow explained instead of creating a second curb cut there was an opportunity to create a one-way in at the North Penn Art entrance, go around the building, to the drive shared with Mr. Szekely and exit the property.

Mr. Woodrow advised that Montgomery County had asked about angled parking. He noted that spaces would be lost. Mr. Weirman asked if the second business would have a different parking pattern, Mr. Woodrow explained that there would be three chairs leaving fifteen parking spaces more than sufficient.

On behalf of the Site Review Committee John Klein reported that the property was not remarkable. He did state that there was a basketball net in the back and a concrete slab in the front. Mr. Woodrow advised both the basketball net and concrete slab would be removed. Mr. Klein asked if the building on lot one, North Penn Art, would remain the same and Mr. Kuhls confirmed there would be no changes.

Mr. Klein questioned how trash removal would be handled for the second building. Mr. Woodrow advised they hoped to share in the trash removal between building one and two but if needed a secondary dumpster could be contracted.

Mr. Miller advised that thought may need to be given to the sidewalk because the County states it was needed for safety purposes. Mr. Kuhls advised that besides the neighbor there was no other sidewalk on this side of the street and parking would be lost. There was discussion relative to the neighbor and how they had to add sidewalk. Mr. Santi stated the Board of Commissioners mandated it be constructed with the thought "it had to start somewhere". Mr. Weirman advised the precedence seems strong for the sidewalk and with new work it seems sidewalks would get constructed. Mr. Silverman noted the County emphasizes it as well.

The applicant and owner, Mr. Kraynak, addressed the Planning Commission stating that he would do whatever it takes but would like to keep the parking kept even.

Mr. Miller asked for any further questions or concerns. Upon hearing none, Mr. Weirman made a motion to table the plan. Mr. Carroll seconded the motion and it passed unanimously.

**6. PUBLIC COMMENTS**

There were no Public Comments.

**7. ADJOURNMENT**

Since there was no further business for discussion, a motion was made to adjourn. The motion was seconded and it passed unanimously.

Respectfully submitted,

John Klein  
Secretary

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