

September 2, 2015

The September 2, 2015 Planning Commissioner Meeting was called to order at 7:30 pm. Those present were:

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

1. Approval of Minutes of June 2, 2015

Mr. Miller explained there had not been a quorum at the August Planning Commission Meeting which made it an unofficial meeting. He advised the June 2, 2015 Minutes needed to be voted on and that there would only be "Notes" from the August 3, 2015 meeting and not official Minutes. Mr. Miller asked for any questions or comments relative to the June 2, 2015 Minutes. Upon hearing none, Mr. Lancaster made a motion to approve the Minutes and Mr. Klein seconded the motion. The Minutes of June 2, 2015 were unanimously approved.

2. Report of Commissioners Meeting of August 24, 2015

Commissioner Santi gave the report for the Board of Commissioners August 24, 2015 meeting.

The Board of Commissioners approved Resolution 17-2015, a Resolution for Plan Revision for New Land Development (The Enclave at Maple Green) Sewage Facilities Planning Module for PADEP.

The Board of Commissioners authorized the Township Solicitor to attend Zoning Hearing No. 15-14 York Road Partners on August 25, 2015. Mr. Santi explained this was for storage.

The Board of Commissioners authorized the preparation and advertising of an Ordinance amendment to Section 195-25.B adding a new subsection (10) park, public or privately owned, primarily consisting of the preservation of environmentally sensitive open space such as stream corridors, areas of natural vegetation and which is primarily unpaved and un-built-upon space with the exception of walking trails, visitor parking lots and accessory structures such as gazebos and picnic pavilions. Such a park shall be limited to passive recreation involving activities such as walking, sitting, picnicking, nature walks and observation areas and would exclude activities such as sports fields, swimming pools, paved play courts such as basketball, volleyball and tennis, and lighting facilities for recreation purposes.

The Board of Commissioners approved a Settlement Agreement between Upper Gwynedd Township and ACTS, Inc. to affect the transfer of property from ACTS, Inc. to the Volunteer Medical Services Corps (VCMS) of property located at Valley Forge Road and Allentown Road. (The location of the VMSC substation.)

Mr. Santi reported that the Carnival was scheduled to run September 10th through the 13th. He also reminded that the Golf Outing was rescheduled to Monday, September 14th due to the rain cancellation of its original date Monday, June 1st.

Mr. Santi advised a Home At Last Dog Walk/Run was going to be taking place on Saturday, October 31st. He stated there were 300-500 participants and a pet fair would take place at Parkside Place.

3. Old Business

**A. Broad Maples
Sewer Planning Module**

Mr. Miller mentioned that Broad Maples Sewer Planning Module was not officially approved last month and needed to be done so for the Board of Commissioners. Mr. Lancaster made a motion to recommend approval to the Board of Commissioners. Mr. Klein seconded the motion and it passed unanimously.

4. New Business

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

Mr. Miller reminded that this had been discussed at the August meeting in an informational way only since there were not enough Planning Commission members in attendance. He explained there was property that Merck was going to deed to Wissahickon Valley Watershed

Mr. Rieker stated that this plan was seen previously by the Planning Commission. He explained the Zoning Map did not need to be amended and was being reviewed by the Montgomery County Planning Commission. Mr. Rieker advised the Board of Commissioners could adopt this as an Ordinance by September or October.

Mr. Silverman questioned if barbequing would be permitted and Mr. Rieker advised the Fire Marshal would have to approve the request.

In response to Mr. Weirman’s question as to where this would be allowed, Mr. Rieker explained this was a stand-alone use for this type of park. He advised the land would abide by LI-Limited Industrial but a section of the land could be passive park area. Mr. Santi noted that any LI-Limited Industrial in the Township could apply for a passive park on that land. Mr. Weirman questioned if it would be submitted to Montgomery County Planning Commission and then any LI-Limited Industrial property would be allowed to have the passive park. Mr. Rieker explained that LI-Limited Industrial allows for ten uses and in order to have the passive park a plan would need to be submitted to the Township for approval.

Mr. Walker questioned if passive parks would be added to other zoning and Mr. Rieker advised it would not. Mr. Miller explained it would add limitations. Mr. Rieker reported a land development plan would need to be submitted if a passive park was desired in a LI-Limited Industrial District.

Mr. Miller asked for any further questions or concerns. Upon hearing none, Mr. Weirman made a motion to recommend approval of the proposed text amendment to the Board of Commissioners. Mr. Carroll seconded the motion and it passed unanimously.

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

Mr. Miller advised this amendment was for doctor offices and outpatient services. He noted at the August meeting when this was discussed those members in attendance were in favor of the amendment. Mr. Rieker explained that medical practices were expanding and doing medical procedures in their offices and that by amending this in the OC-Office Center District where medical practices were, there would be more control

over the use and occupancy of these practices. He noted this would be in ordinance form and felt this amendment was an appropriate addition. Mr. Rieker reported that the Township has received requests for this type of use and occupancy and the Board of Commissioners would review the amendment. He stated there were three OC-Office Center Districts in the Township and it would only apply to those districts. Mr. Miller read an email from an interested party that would like to have a medical practice in the Township where this amendment would benefit them.

Mr. Miller asked for any further questions or concerns. Upon hearing none, Mr. Silverman made a motion to recommend approval of the proposed text amendment to the Board of Commissioners. Mr. Carroll seconded the motion and it passed unanimously.

**C. Sign Ordinance
Projecting Signs**

Mr. Rieker advised projecting signs were permitted in the Township. He explained the Tearoom and Cardinal Hollow Winery buildings were close to the road so they have projecting signs which were two feet from the wall instead of a flat sign against the wall. Mr. Rieker stated if a projecting sign was done in lieu of a free standing sign it limits the sign to seven feet. He explained that there should be an amendment which would apply only to the VC-Village Commercial District which would allow the projecting sign to comply with the standard of a façade sign and it would be twelve feet. Mr. Rieker stated seven feet would not interfere with the sidewalk or roadway then.

In response to Mr. Walker's question, Mr. Rieker confirmed the sign would remain the same size; it would be the height off the ground that would change from seven feet to twelve feet. Mr. Rieker explained the language in the code book reads that a projecting sign must comply the same as a free standing sign and in the VC-Village Commercial District that would limit the signs to four or seven feet in height off the ground. Mr. Weirman asked if there was no change a variance would be needed and Mr. Rieker confirmed it would be required. Mr. Rieker felt this was an oversight and an ordinance stating an amendment of text would be good for the VC-Village Commercial District to follow the façade sign regulations.

Mr. Rieker advised a draft of the ordinance would be done and then sent to the Montgomery County Planning Commission for review. He stated it would then come back to the Township for review.

5. Public Comments

There were no public comments

6. Adjournment

Mr. Miller asked for any further questions or comments. Upon hearing none a motion to adjourn was made to adjourn. The motion was seconded and it passed unanimously.

Respectfully submitted,

John Klein
Secretary