

**Planning Commission  
Minutes  
March 07, 2022  
7:00 PM**

**Present:**

Brett MacKay  
Joseph Vavra  
Patricia Younce  
Douglas Leach  
Nancy Becker  
Matt Chartrand  
Ed Buonocore  
Dennis McGeehan

**Absent:**

Joseph Gibbons

**Staff:**

Carolyn Shisler, Asst. Zoning & Planning Officer  
Jennifer Guckin, Director of Community Planning and Code Enforcement  
Mary Stover, Township Engineer CKS

Supervisor Rich Marino was present.

**Approval of the December 6, 2021 Planning Commission Meeting Minutes**

Ms. Becker made a motion to approve the minutes with minor revisions. Mr. Vavra seconded. All were in favor. Ms. Younce and Mr. McGeehan abstained.

**Reorganization**

Ms. Becker made a motion to nominate Mr. Brett MacKay for Planning Commission Chairman. Ms. Younce seconded. All were in favor.

Ms. Becker made a motion for Ms. Younce to be nominated for Vice Chairman of the Planning Commission. Mr. Vavra seconded. All were in favor.

Ms. Becker made a motion to nominate Ms. Carolyn Shisler to be Secretary of the Planning Commission. Mr. Vavra seconded. All were in favor.

**New Business**

SALDO Text Amendment – Update of Traffic Signal Specifications  
Presented by: Ms. Jennifer Guckin

Ms. Guckin explained the SALDO Text Amendment regarding PennDOT and the most recent design standards and specifications that the Township adopts. She explained this is mainly for McMahan when they review the projects.

Discussion regarding the specific standards of PennDOT.

Ms. Becker asked if the Board of Supervisors had a meeting regarding this and Ms. Stover said it was advertised. Mr. Chartrand stated he noticed a few sections with XXX, page 9 solar power system for example, at the top, as well as page 10 at the top. He asked if they need to be fully numbered out and Ms. Guckin stated she will check with McMahon regarding the numbers and get clarification.

Ms. Becker made a motion that the Planning Commission recommends the Board of Supervisors approve the SALDO Text amendment to update Traffic Signal Specifications.

Mr. Chartrand seconded.

All were in favor.

### **Additional Business**

Planning Commission Goals and Objectives

Sidewalk Gaps/Grants

Comprehensive Plan

Presented by: Jennifer Guckin

Ms. Guckin spoke with Ms. Stover regarding grants. Her opinion was that grants rarely get approved without some sort of study and justification. Ms. Guckin stated if the Planning Commission is going to find developments that the sidewalks and curbs were deferred, they will need that justification to call them in.

Ms. Younce suggested the Planning Commission do something like Lower Salford did and focus on putting sidewalks in to go to shopping areas. She suggested we look at the Township and connect where retail is and where the kids or adults want to walk.

Ms. Younce suggested starting with areas for safety and then move on to the retail areas.

Ms. Guckin feels that the next step is for the Planning Commission members to make a formal recommendation to the Board of Supervisors to authorize CKS Engineers to do a study for the sidewalks and where they are needed.

She also mentioned a fee in lieu of deferrals and explained this would help build a fund to do the patches and the current issues that need to get done.

There was discussion regarding deferrals and calling them in, as well as issues regarding a fee in lieu of deferrals.

Discussion regarding deferrals for homes and Mr. MacKay stated there are homes where sidewalks do not make sense. He mentioned the pan handle area and explained how sidewalks would not connect to anything, therefore trails would make more sense.

Ms. Becker asked about Mainland Square and the deferrals for that development and Mr. MacKay stated this would be for future developments and not for already developed homes.

Ms. Guckin explained that in the past no fees were collected for projects which were granted deferrals. Ms. Becker asked about WB Homes and calling in their deferrals.

Ms. Guckin explained WB Homes doesn't own their developments and even if we call in the deferrals WB Homes would not have to put them in if they do not own the property.

Mr. Chartrand stated they discussed this at the economic development committee meeting and how the manager stated they got a lot of argument from the homeowners that did not want sidewalks on Snyder Road.

Ms. Becker asked if the deferral is recorded with the deed or the record plan. Ms. Stover stated the owner may not be aware of it if they are the third or fourth owners for the property.

Mr. Chartrand stated his main concern is the main roads. He suggested a box be drawn around the main roads and complete connections to the square and then get the neighborhoods out to the main square.

Discussion regarding PennDOT and who they respond to.

Ms. Younce made a motion for the Planning Commission to recommend that the Board of Supervisors authorize the Township Engineer to perform a sidewalk study and move forward to find funding for this.

Mr. Chartrand seconded. All were in favor.

Ms. Becker stated McMahon helped with getting grants for this in another township.

Ms. Stover stated there are grants available and that can be investigated.

Discussion regarding trails or sidewalks, not just sidewalks.

Ms. Stover stated sometimes the grants come in sections and do not always come in at once.

Ms. Younce asked if the Township can do a fee in lieu and Ms. Guckin stated she will check with the solicitor tomorrow about this and a fee schedule. The Township currently has a fee in lieu of open space.

### Comprehensive Plan

Presented by Ms. Jennifer Guckin

Ms. Guckin stated there is not a whole lot to discuss. 1994 is our last Comprehensive Plan date and 1999 for the Kulpsville Town Center.

She mentioned she has brought this up several times and now would like feedback to move forward.

Ms. Guckin explained the process through the county is the easiest process and they take it on and work with you.

Ms. Younce stated it is concerning to her that apparently the county is not as interested in properties over a certain size.

There was a discussion that Upper Gwynedd Township used the county. Ms. Younce personally feels homeowners should be able to own as much land as they wish.

Ms. Guckin stated there is also an alternative option of using a consultant.

Ms. Stover said the county could make a presentation to the Board of Supervisors regarding this.

Ms. Younce made a motion that the Planning Commission recommend to the Board of Supervisors to authorize the county and/or a consultant to do a study for a Comprehensive Plan.

Ms. Becker seconded. All were in favor.

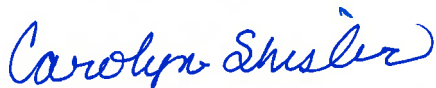
Mr. Vavra asked for the Township to inquire about the \$150,000.00 from WB Homes that was posted in order to do improvements to Allentown Road and Reinert Road at the time of the construction of the new Thorndale Development. Ms. Guckin stated she will check into this.

Mr. Vavra also requested the evaluation results from the engineer and PennDOT regarding the danger on Allentown Road and the area near Thorndale and if any improvements will be made. Ms. Stover stated she will get back to the Planning Commission with that answer. Ms. Guckin stated she would also check with the police regarding any reports.

Ms. Guckin announced a new member to the Planning Commission who could not be in attendance for this meeting, Mr. Joe Gibbons.

Mr. MacKay asked if any other business and hearing none, Mr. Vavra made a motion to adjourn. Ms. Becker seconded.  
All were in favor.

Respectfully submitted,



Carolyn Shisler  
Towamencin Township  
Planning Commission Secretary/ Asst. Zoning & Planning Officer