

**Planning Commission
Minutes
May 2, 2022
7:00 PM**

Present:

Brett MacKay
Joseph Vavra
Patricia Younce
Nancy Becker
Matt Chartrand
Joseph Gibbons
Ed Buonocore

Absent:

Dennis McGeehan
Douglas Leach

Staff:

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

Supervisors Rich Marino and Charles Wilson were present.

Approval of the March 02, 2022 Planning Commission Meeting Minutes

Mr. Vavra made a motion to approve the minutes after adding two comments he made at the last meeting regarding the status of the traffic study on Allentown Road and the fee from the developer for improvements. Ms. Becker seconded. All were in favor. Mr. Gibbons abstained.

Introduction of Mr. Joe Gibbons. Mr. MacKay welcomed and introduced a new Planning Commission member, Joe Gibbons.

New Business

- A. Sketch plan 1560 Old Forty Foot Road LD831 – removed from the agenda and will be moved to June 2022 Planning Commission Meeting

- B. 1758 Allentown Road Supermarket Preliminary and Final Land Development
Presented by: Carl Weiner and John Anderson

Mr. Weiner explained the proposed supermarket and showed the rendered site plan that was previously presented. Mr. Anderson explained the previous submission and the next phase of development for the Chipotle and Mattress Warehouse. This has final approval and is waiting for some other approvals regarding the widening of the roundabout.

Mr. Anderson explained what they are waiting for to tidy up the plans for production for Spring of 2023. Mr. Anderson explained the orientation of the loading and trash area for the proposed Chipotle and Mattress warehouse. He showed the pedestrian bridge on the plans to the other building. Mr. Anderson explained this is where the project is currently and how he would like to explain the proposed supermarket to the Planning Commission members. He showed where the loading dock previously was and how they propose to move it to allow for a two-tractor trailer unloading dock. Mr. Anderson also described another improvement to construct the new access drive which is part of the Forty Foot widening project. This access drive will connect SPF Corporation to the shopping center. He stated the lease negotiation is not finalized for the two pad areas that are shown on the plan.

Mr. Anderson went over the plan to eliminate the old driveway and showed there will be better access for tractor trailers. He showed part of the improvements are the proposed improvement of the existing building and this includes moving the loading docks, adding two electrical charging stations, and parking areas for pick up ordering and online ordering type things. Mr. Anderson stated this is basically a renovation of the existing building and there will be modifications to the entrance to allow people into the bank as well. They plan to connect all the pad sites with the entrance improvements.

Ms. Younce asked if the residents who live in Newbury wanted to walk over to the shopping center is a pedestrian walkway being considered and Mr. Anderson stated yes, he felt this is part of it. Ms. Younce asked if the white edging on the plans are proposed sidewalk. Mr. Anderson stated yes. Mr. Anderson explained they show connectivity from Forty Foot Road from one paved access way and there is a pedestrian walk that connects from the 4-way intersection and a pedestrian walk on the northern side of the shopping center. Mr. Anderson will update the plan to show the proper striping. He stated they are trying to provide all the connections that the Planning Commission is concerned with.

Mr. Chartrand asked if they are updating the plan to please look at the entire site and update all crosswalks. He discussed a driver that was confused by lack of signage. Mr. Anderson stated that the punch list created by CKS is being worked on with the contractor and they are aware of this and will work on it. Mr. Anderson stated one of the things for the inner connection to try and improve on is to make the entrance more of a 4-way intersection and allow more movement to improve that situation.

Mr. Anderson explained there are various lighting, stormwater management and other improvements as part of this submission. He is confident they will comply with all the review letters from CKS.

Ms. Becker stated she is glad something is happening.

Ms. Younce asked about the bridge going across the parking lot to the other restaurant and inquired if it is a sidewalk or an actual bridge that is stamped with red brick. Mr. Anderson explained it is an actual bridge with stamping. Mr. Anderson described the crosswalks and what they use currently for these areas. Ms. Younce asked about the red paint on the asphalt and if it will stand up over time. Mr. Anderson stated they are very durable and can be updated easily and kept in good order.

Mr. Weiner went over the review letters and stated that most of the items are a will comply.

Mr. Anderson handed out a formal waiver request letter to the Planning Commission Members. Mr. Anderson explained each waiver request and the reasons they are requesting them. He explained he will add additional landscaping to screen the trash enclosures.

Mr. Chartrand inquired about the long term, and will the applicant need to do a lot line adjustment and Mr. Anderson stated yes, when the pad site gets developed the lot line will get adjusted.

Ms. Younce asked if the lease is finalized for the grocery store yet and Mr. Anderson stated that it is a signed lease, but the applicant will need to get the approvals as soon as possible. Ms. Becker asked about the rest of the shopping center; and Mr. Anderson stated he doesn't know the answer to that. Ms. Becker asked when he anticipated the shopping center to open, and Mr. Anderson explained it will be sometime in 2023 because some significant improvements need to be done first inside the building.

Mr. Vavra inquired as to why the sketch plan listed 14 condo units and Mr. Weiner explained that the shopping center was originally approved as condominiums, commercial condos, not residential.

Mr. Anderson went over the CKS review letter again stating the will comply to all the comments on the letters. There was a discussion regarding truck turning ability. Mr. Anderson stated he will adjust as needed. Mr. Chartrand asked if the trucks could use any entrance. Mr. Anderson feels the trucks will come in the first entrance, but they will make them all acceptable.

Mr. Anderson continued to go over the CKS review letter. He explained this a preliminary and final application. He went over the McMahan review letter and stated they asked for minor revisions and they will comply with their comments. Mr. Anderson stated the applicant will provide a copy of the traffic study.

Mr. Anderson explained that typically there is a Gilmore review letter, but they do not have one because it is an existing shopping center with the same use. They are proposing a water main relocation and are in the process of getting that permit. Ms. Guckin stated Gilmore will have their review before it goes to the Board of Supervisors.

Ms. Becker wants to make sure there is access from the parking lot to the memorial grave site and Mr. Anderson stated there will be a path for pedestrians. She stated she wants it behind the Planet Fitness and Mr. Anderson stated he will look at it and update the plan.

Ms. Younce made a motion that the Planning Commission Members recommend to the Board of Supervisors preliminary and final approval for LD832 1758 Allentown Road Supermarket subject to the CKS Engineers review letter dated April 27, 2022, The McMahan review letter dated April 28, 2022, The Keystone Municipal Services review letter dated May 1, 2022, the Montgomery County review letter dated May 2, 2022 and subject to the contents provided from the Gilmore review letter which is yet to be provided to the Township and also with approval of the waivers set forth in the Cornerstone Consulting letter dated May 2, 2022. Nancy Becker seconded, and all were in favor.

Mr. MacKay asked if anyone attending the meeting had public comment as there were a few residents in attendance that wanted to speak regarding the sale of the sewer plant.

Mr. Kofi Osei of 105 Cambridge stated he would like this commission to table the sale of the sewer until the comprehensive plan is updated.

Another resident of 1502 Kriebel Road asked to speak regarding ham radio operator ordinances in the Township. He requested looking to add infrastructure as it appears the Township codes have never been updated to include Federal law or Pennsylvania law stating the local law cannot restrict the amount of ham operator structures, etc. He is looking at the local code, this section should not govern under 20 feet in height for amateur use. He is proposing 23 feet in height and states the State law allows 65 feet for ham operators at a minimum. He suggested the Planning Commission members use the Township of Montgomery for guidance for ham operators as it abides by the PA Law. He stated excerpts regarding ham radios. Ms. Younce asked for the number, and he stated 230-221 Communications antenna. Ms. Younce said they will look for this ordinance and see if the Planning Commission is interested in updating the Townships'.

A resident from 703 Freedom Circle stated the shopping center is a good plan. She explained she came here tonight about the sewer sale. She is asking the Planning Commission members, as an advisory to the Board of Supervisors, to stop the sale until we know where the funds will be used. She feels the residents should know where the money is going.

Mr. MacKay thanked them for their input.

New Business:

Montgomery County pike Plan review
Presented by Ms. Jennifer Guckin

Mr. Brian Jones from McMahon stated they are in the final stages of a 2-year process and looking for Townships from each corridor to give them feedback. He explained it is only for the county owned portion of these corridors and that this would give them a high-level planning tool. He explained the website Mindmixer and asked for their comments and feedback.

Ms. Becker stated as the Planning Commission body, if they support this, it will be more powerful for the issues with sidewalks. Mr. Jones stated it can be done as a group or individually. Ms. Younce liked that they want to have accessibility for pedestrians to walk.

Mr. Chartrand went over the plan for the Planning Commission to look where sidewalks are needed and to not grant deferrals. He feels strongly that Sumneytown Pike is most important and feels it would make sense to make a recommendation as a commission. Mr. Chartrand feels this is an opportunity to get our opinion out there.

Ms. Guckin stated the comments should come from the Township Manager and they can email Ms. Stover to pass this on to him to formally submit them.

Mr. Chartrand asked what the Planning Commission needed to do as a group and Mr. Jones stated to get together and propose the feedback. The Planning Commission members discussed emailing and solidifying their comments for the next meeting. There was a discussion regarding the important spots and the need for this and to support the county.

Mr. Jones said the comments need to be in by May 13th, so they cannot do this at the next meeting in June. Ms. Guckin stated she will initiate an email tomorrow for the Planning Commission members to make comments and have Ms. Stover write up something for Don Delamater to submit by May 13th.

Old Business:

Sidewalks Gaps/Grants

Presented by Ms. Jennifer Guckin

Ms. Guckin stated she has the Planning Commission's recommendations compiled and passed them on to the Township Manager, Mr. Don Delamater to get this on a Board agenda. She stated that the Economic Development Committee also recommended that CKS does this study.

Old Business

Comprehensive Plan

Presented by Ms. Jennifer Guckin

Ms. Guckin stated this would also be for the Board of Supervisors to vote on and explained that she passed those on the Township manager as well.

Mr. Vavra asked once again what the status is on the study for Allentown Road and Ms. Guckin explained she checked with the Police Department, and they worked with the state and the report came back that the section of Allentown Road is designed properly, and the accidents were user errors/driver errors.

Mr. Younce asked if the police can patrol that area more on Allentown Road and Mr. Vavra stated there used to be police presence in the shopping center more often. He did state he feels the police are actually pulling trucks over coming from Derstine Road. There was discussion regarding the danger on Allentown Road. Mr. Vavra stated there will be another lane for pedestrians to cross and it will be more dangerous. Mr. Vavra asked about the \$150,000 and wanted to know if there is an update of this money from WB Homes for improvements for this road.

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