

**Planning Commission
Minutes
November 9, 2009
7:30 PM**

Present:

Patricia Younce, Chairman
Brett MacKay, Vice Chairman
John Gabriel
Tim Shafer
Robert deHaan
David Mosesso
Nancy Becker
Paul Rea
William Schalleur

Staff:

Joseph Leis, Director of Community Planning

Opening Comments

Chairman Younce called the meeting to order at 7:30 p.m.

Minutes

Chairman Younce asked if there were any comments on the September 14, 2009 minutes. John Gabriel made a motion to approve and Brett MacKay seconded.

Voting for: Pat Younce
Brett MacKay
John Gabriel
Bob deHaan
David Mosesso
Nancy Becker
Paul Rea
Tim Shafer
William Schalleur

Chairman Younce asked if there were any comments on the October 5, 2009 minutes and corrections were noted. Dave Mosesso made a motion to approve and John Gabriel seconded as amended.

Voting for: Pat Younce
Brett MacKay
John Gabriel
Bob deHaan
David Mosesso
Nancy Becker
Paul Rea
Tim Shafer

Abstain: William Schalleur

Chairman Younce announced next application.

LAND DEVELOPMENT

Magic Shine Car Wash – SLD773

Carl Weiner represented the applicant. Mr. Weiner started off with where they finished at the last meeting. He has the agreements with the abutting property owners. He received the conditional use approval from the Board of Supervisors. The Fire Marshal has approved the proposed propane protection.

Mr. Weiner outlined his waiver request.

Chairman Younce asked for any additional comments.

Dave Mosesso asked Russ Benner if he reviewed the Fire Marshal's memo.

Dave Mosesso asked Mr. Benner if there are any negatives.

Mr. Benner said no.

Dave Mosesso reiterated that he still has concerns about the location and the safety with cars.

Mr. Weiner stated he understands the concern, but his client will make sure it is protected and they will define the traffic pattern.

The Planning Commission recommends the Board of Supervisors approve land development application #773 Magic Shine Car Wash, which consists of plans prepared by Czop/Specter, Inc. The plans are dated March 3, 2008, last revised July 31, 2009, subject to and conditioned upon compliance with the item as outlined in CMX Associates September 28, 2009, Pennoni Associates July 27, 2009, Bursich Associates, September 9, 2009, Fire Marshal November 9, 2009 and February 5, 2009 and Montgomery County Planning Commission June 25, 2009 correspondence. The Planning Commission also recommends that the Board of Supervisors approve the waiver and conditions on the Sign and Fence Easement Agreement. Nancy Becker asked the easement agreement be recorded.

Chairman Younce made a motion to approve and Bill Schalleur seconded.

Voting for: Pat Younce
Brett MacKay
John Gabriel
Bob deHaan
William Schalleur
Nancy Becker
Paul Rea
Tim Shafer

Against: David Mosesso

Town Square State II-B – SLD780

Marc Davis represented the applicant. Mr. Davis described where the various phases are and identified the location of the pedestrian bridge.

Dave Mosesso asked Mr. Davis to describe the pedestrian bridge connection.

Mr. Davis indicated where the parking lot was and that they would like to see it connect with the trail system.

Bill Schalleur asked about signs stating a pedestrian crossing.

Mr. Davis stated they would provide some clarity that there is a crossing and whatever is _____.

John Gabriel asked about the loading zone.

Russ Benner said he would check his review.

John Gabriel asked about revised plans.

Joe Leis told the Commission that John Anderson stated he couldn't do final design without approval.

Paul Rea asked about the neighboring property.

Mr. Davis showed them where the site was on the plan.

Paul Rea asked Joe Leis have they submitted anything.

Mr. Leis commented they submitted a sketch plan for a day care.

The Planning Commission recommends the Board of Supervisors Preliminary Plan approval on land development application #SLD780 Town Square State II-B, which consists of plans prepared by Cornerstone Consulting. The plans are dated December 1, 2008, last revised April 30, 2009, subject to and conditioned upon compliance with the item as outlined in CMX Associates May 26, 2009, Pennoni Associates May 28, 2009 and July 28, 2009, Simone Collins May 26, 2009 and October 1, 2009, Bursich Associates, May 22, 2009, Fire Marshal May 14, 2009 and Montgomery County Planning Commission May 28, 2009 correspondence. Also conditioned upon a detailed engineer review of the bridge design that was approved by the Zoning Hearing Board.

Voting for: Pat Younce
Brett MacKay
John Gabriel
Bob deHaan
William Schalleur
Nancy Becker
Paul Rea
Tim Shafer
David Mosesso

North Montco Technical Career – SLD784

Mr. Scott McMackin represented the application. He started by giving a refresher to the Planning Commission about the overall project. He said he would like to discuss a couple issues from the CMX letter. They will comply with the exception of some waivers and deferrals.

He listed the waivers and there reasons.

1. SLDO Section 136-504.A(1), stating that sidewalks shall be required at any location unless it is determined by the Board of Supervisors, upon the recommendation of Township Planning Commission, that sidewalks are not necessary for public safety or convenience.

The applicant is requesting a deferral from this requirement for the frontage along Sumneytown Pike given the site is in an area where there are no existing or sidewalks planned to our knowledge. The applicant is requesting a deferral of this requirement until such time as sidewalks exist within the area. (*Deferral with escrow*)

2. SLDO Section 136-703.B.18, which requires that the plans shall include all segments of an on and off road trail pursuant to the Towamencin wide Trail Master Plan as last amended.

Currently there are no trails along the Sumneytown Pike frontage, and none are planned to our knowledge. The applicant is requesting a waiver and/or deferral from this requirement. (*Deferral with Escrow*)

3. SLDO Section 136-703.1, requiring that a Traffic Impact Study be required for all land development to provide the Board of Supervisors with the opportunity to assess the effect of a proposed subdivision on the transportation system in Towamencin Township.

A waiver is requested from this requirement given the proposed project is a project that will not increase student population, faculty population, or traffic generation. The project is mainly an upgrade to the interior of the building, and an upgrade of interior spaces to enhance the learning environment and keep current with Pennsylvania Department of Education standards. Building population will not be changed nor will traffic generation as a result of this project. (*Waiver*)

4. SLDO Appendix A, Section A.113.A, requiring all parking areas to be physically defined by one or more of the following methods: concrete curbing, water, concrete bollards, railroad ties, or concrete tire stops.

A waiver from this item is requested given the site is currently fully developed and the proposal provides for simply striping a few small areas of existing paved area into parking spaces. No additional impervious areas are proposed to expand parking on site. (*Waiver*)

5. SLDO Appendix A, Section A.113.C, requiring all end parking stalls to be separated from parking aisles and internal circulation bays by a raised planting island of not less than 3 feet (0.9144 meters) in width.

A waiver from this item is requested given the site is currently fully developed and the proposal provides for simply striping a few small areas of existing paved area into parking spaces. No additional impervious areas are proposed to expand parking on site. (*Waiver*)

6. SLDO Appendix A, Section A.115.A, which states that concrete curbs shall be installed along each side of all roads.

The property frontage along Sumneytown Pike currently does not contain any curbing not does any property in the vicinity, and no curbing is proposed to our knowledge. The applicant is requesting a waiver and/or deferral from this requirement. (*Deferral with Escrow*)

7. SLDO Appendix A, Section A.117, which requires a parking facility to be planted with one tree of 4 inch caliper minimum for every five parking spaces in single bays, and one tree of 4 inch caliper minimum for every ten parking spaces in double bays; requires a minimum of 10% of any parking lot facility over 2,000 square feet in gross area to be devoted to landscaping, inclusive of all required trees; and requires the perimeter of all parking facilities to be landscaped with one or any combination of the following buffers in order to visually screen the motor vehicles: one shrub 18 to 24 inches in height per each three feet of buffer, or one 4 to 4-1/2 foot berm.

A waiver from this item is requested given the site is currently fully developed and the proposal provides for simply striping a few small areas of existing paved area into parking spaces. No additional impervious areas are proposed to expand parking on site. *(Waiver with the provision applicant locate as marked _____ on their proposal and relocate the _____) (they would also like to address the Fire Marshall's memo as identified under additional comments #11)*

Tim Shafer asked about the CDL training area.

The Director indicated on the plan what they would do with that training.

Dave Mosesso pointed out that the Township wants escrows established for the trails and sidewalks.

Chairman Younce asked for additional comments.

Chairman Younce asked Russ Benner his opinion about the tree reduction request.

Mr. Benner commented that the evergreens block view where street trees may be more appropriate Scott McMackin said they would work to address those issues.

Brett MacKay asked could trees be relocated on the site.

Scott McMackin clarified the waiver request.

Tim Shafer asked for clarification on the deferrals versus waivers.

Chairman Younce asked Russ Benner about trail deferrals, and when do they post escrow.

Mr. Benner stated the Board of Supervisors will review that at the Preliminary Approval process.

Nancy Becker asked when Sumneytown Pike gets widened, it would be better to be deferred.

Brett MacKay asked if one of the CMX comments had to do with the location.

Mr. Benner said yes, they asked _____ the landscaping of plans in other locations.

Nancy Becker comments street trees provide a nice visual look from the site.

Nancy Becker said she is fine and that some day walking would be occurring on the street. All agreed with Nancy's comments.

The Planning Commission recommends the Board of Supervisors approve land development application #SLD784 North Montco Technical Career, which consists of plans prepared by Cowan Associates, Inc.. The plans are dated July 1, 2009, last revised September 29, 2009, subject to and conditioned upon compliance with the item as outlined in CMX Associates October 30, 2009, Pennoni Associates November 2, 2009 and July 28, 2009, Bursich Associates,

October 14, 2009, Fire Marshal July 20, 2009 and Montgomery County Planning Commission October 19, 2009 correspondence. The Commission also recommends that the waivers be approved with deferrals with escrow.

New Business

Traffic Signal Specification Ordinance

Paul Rea asked about the _____

Brett MacKay proposed a motion to recommend the Board of Supervisors schedule a hearing, Chairman Younce seconded.

Voting for: Pat Younce
Brett MacKay
John Gabriel
Bob deHaan
David Mosesso
Nancy Becker
Paul Rea
Tim Shafer
William Schalleur

Chairman Younce asked if there was anything further, hearing none. Chairman Younce adjourned the meeting at 8:42 PM.

Respectfully submitted,

Joseph T. Leis
Director of Community Planning

JTL/ck