

**Planning Commission
Minutes
June 1, 2009
7:30 PM**

Present:

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

Staff:

Joseph Leis, Director of Community Planning
Russ Benner, Township Engineer

Opening Comments

Chairman Younce called the meeting to order at 7:31 p.m.

Minutes

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

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

Abstain: William Schalleur
Nancy Becker

Chairman Younce announced next application.

LAND DEVELOPMENT

Town Square Stage II-A – SLD779, Stage II-B - SLD780, Stage II-C – SLD781

Marc Davis represented the applicant, gave a history and brief overview of the development including what was previously approved.

John Anderson then described Stage II-A in overview and then detail.

Dave Mosesso asked about traffic service at Washington Street.

Bill Schalleur asked about the road access to and from Towamencin Avenue. John Anderson answered full access.

Dave Mosesso asked about speed limit on Towamencin Avenue. John Anderson stated they were hoping to have trucks restricted from using this street.

John Anderson moved on to Phase II-B.

Bob deHaan asked about the round about on Towamencin Avenue.

Dave Mosesso asked could it be a signal instead of the round about.

John Anderson stated these are conceptual.

Chairman Younce asked about emergency vehicle access around the roundabouts.

John Anderson said yes they have access.

Tim Shafer asked about the access off of Sumneytown Pike.

John Anderson said right in and right out only.

Dave Mosesso asked would there be an overall traffic study performed.

There was discussion about the buffer requirements identified on Page 5 Comment 3 and 5 of the CMX letter and comment #26 of the Simone Collins letter.

Chairman Younce asked about Page 7, #13 lighting requirements, John Anderson answered that he needs to satisfy both Peter Simone and Russ Benner.

Dave Mosesso asked about the minimum lighting level and it not being overly bright.

Chairman Younce asked about the consolidation and effects on the stipulation and zoning.

Bill Schalleur asked about the parking requirements and the proposed uses.

John Anderson explained the shared parking and their review of the parking needs.

Bill Schalleur is concerned about the number of parking for the various uses.

Dave Mosesso asked about the apartment being gated off so patrons from the hotel won't use their parking.

Brett MacKay has concerns about the buffer or landscaping along Sumneytown Pike, he suggested a wall or wrought iron fence.

John Anderson said he believed they have more than enough but will look at the issue.

Dave Mosesso asked could they berm and landscape along the parking lot and the seating area.

Marc Davis said they would look at the issue.

John Gabriel asked about Page 8, #8 the utilities.

Stage II-B, Page 6, #8, Chairman Younce asked about the buffer requirements.

John Anderson gave an overview of Stage II-C

Tim Shafer asked about the on street parking and was any used for Stage I.

John Anderson showed where any parking lost because of driveways will be provided off street.

Mark Nicoletti gave an overview of the project and status.

The Planning Commission recommends the Board of Supervisors approve land development application #779 Town Square Stage II-A, which consists of plans prepared by Cornerstone Consulting Engineers. 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 28, 2009, Pennoni Associates May 28, 2009, Simone Collins May 26, 2009, Bursich Associates, May 22, 2009, Fire Marshal May 14, 2009 and Montgomery County Planning Commission May 28, 2009 correspondence. The Planning Commission also recommends that the Board of Supervisors grant the waiver from the buffer between Uninvest as requested. Tim Shafer seconded the motion.

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

Against: John Gabriel

The Planning Commission recommends the Board of Supervisors approve land development application #780 Town Square Stage II-B, which consists of plans prepared by Cornerstone Consulting Engineers. 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, Simone Collins May 26, 2009, Bursich Associates, May 22, 2009, Fire Marshal May 14, 2009 and Montgomery County Planning Commission May 28, 2009 correspondence. The Planning Commission also recommends that the Board of Supervisors grant the waiver from the buffer between Univest as requested. Tim Shafer seconded the motion. Motion was withdrawn.

The Planning Commission recommends the Board of Supervisors approve land development application #781 Town Square Stage II-C, which consists of plans prepared by Cornerstone Consulting Engineers. The plans are dated December 11, 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, Simone Collins May 26, 2009, Bursich Associates, May 22, 2009, Fire Marshal May 14, 2009 and Montgomery County Planning Commission May 28, 2009 correspondence. The Planning Commission also recommends that the Board of Supervisors grant the waiver from the buffer between Univest as requested. Tim Shafer seconded the motion.

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

Chairman Younce asked if there was anything further, hearing none. Chairman Younce adjourned the meeting at 9:29 PM.

Respectfully submitted,

Joseph T. Leis
Director of Community Planning

JTL/ck