

**Towamencin Township  
Board of Supervisors  
Work Session Meeting  
February 17, 2010  
7:30 p.m.**

**Present:**

Daniel M. Littley, Jr., Chairman  
Dr. Thomas Hollenbeck, Vice Chairman  
H. Charles Wilson, III  
James P. Sinz  
John V. Gottschall

**Staff:**

Robert A. Ford, Township Manager  
John T. Dooley, Esquire, Township Solicitor  
Russell Benner, P.E., Township Engineer  
Joseph Leis, Director of Community Planning  
P. Tim Dickinson, Chief of Police

Chairman Littley called the meeting to order at 7:34 p.m. and led the assemblage in the Pledge of Allegiance.

5 Chairman Littley announced the Board held an executive session prior to the meeting to discuss personnel and potential legal issues.

10 Chairman Littley stated the Township had received a lot of “kudos” from residents for the work our Public Works crew did during the last two snow storms. Dr. Hollenbeck also read an email he received from a resident congratulating the Public Works crew.

**Approval of Minutes: January 27, 2009**

15 On motion of Mr. Wilson, seconded by Dr. Hollenbeck, the Board approved the minutes of January 27, 2009 as written.

**Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson,  
John V. Gottschall

**Voting No:** N/A

**Abstaining:** N/A

20 **Absent:** N/A

**Zoning Hearing Board Application 2010-01: Joseph Rossi, 1200 Welsh Road**

25 Chairman Littley stated the applicant is seeking relief to expand his veterinary hospital and parking. Prior additions and this expansion will increase the area of the non-conformity by

50.34% whereas the maximum permitted is 25%. The combined expansion of the building and parking lot will increase the impervious surface to 55%, 20% more than allowed.

5 It was the consensus of the Board not to send the Township Solicitor to the Zoning Hearing Board meeting to oppose the Application 2010-01.

**Resolution 10-09: North Montco Technical Career Center Final Plan Approval**

10 Chairman Littley stated the applicant is proposing a 7,986 sq. ft. addition to an existing facility located at 1265 Sumneytown Pike.

A presentation on this application was made to the Board of Supervisors on December 30, 2009 and received Preliminary Plan Approval on January 13, 2010.

15 On motion of Mr. Sinz, seconded by Mr. Gottschall, the Board adopted Resolution 10-09 granting final plan approval for the North Montco Technical Career Center.

**Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

20 **Voting No:** N/A

**Abstaining:** N/A

**Absent:** N/A

**Request for Extension: Courte at Towamencin (LD 721)**

25 Chairman Littley stated the site is located at Forty Foot Road and Weirman's Mill Way. This is for a proposed hotel, conference center and banquet room, restaurant and office building. Preliminary Plan Approval was granted on April 28, 2004, and Final Plan Approval was granted on March 12, 2008.

30 The applicant is requesting an extension in order to satisfy the conditions of plan approval. This will extend the agreement to April 18, 2010.

35 On motion of Dr. Hollenbeck, seconded by Mr. Wilson, the Board approved a sixty day extension from February 17, 2010 to the Courte at Towamencin.

**Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

40 **Voting No:** N/A

**Abstaining:** N/A

**Absent:** N/A

**Waiver of Facility Rental Fee – Corpus Christi School**

45 Chairman Littley noted that the Township has received a request from Corpus Christi School for the use of a pavilion at Fischer's Park facilities on Tuesday May 25<sup>th</sup> from 9:00 am to 3:00 pm.

The estimated number of participants is 40. The rental charge per the adopted fee schedule would be \$50.

The requested day and time does not conflict with any other scheduled events at the park.

5 This issue was tabled by the Board at the January 27<sup>th</sup> meeting with the direction that Staff prepare a draft policy regarding the waiver of such fees for non-profit organizations for the Board's consideration.

10 On motion of Mr. Gottschall, seconded by Mr. Sinz, the Board directed the Staff to implement a policy in the form of a Resolution for adoption.

**Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

**Voting No:** N/A

15 **Abstaining:** N/A

**Absent:** N/A

On motion of Mr. Sinz, seconded by Mr. Gottschall, the Board denied the waiver of fees for Corpus Christi.

20 **Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

**Voting No:** N/A

**Abstaining:** N/A

25 **Absent:** N/A

### **Authorization to Seek Proposals – Lease of Township Properties**

30 Chairman Littley stated the Township recently had professional real estate appraisals completed for two Township properties located on Bustard Road, specifically the parcel with the old Public Works garage and the vacant lot located at the corner of Bustard Road and Franklin Street. An option to the outright sale of the properties is to consider a long-term lease agreement that can be considered through a "Request for Proposals" process.

35 Dr. Hollenbeck asked about how to get word out. Township Solicitor John Dooley described the process and that the Township was not bound by any legal requirements.

On motion of Mr. Wilson, seconded by Mr. Sinz, the Board authorized the Staff to seek proposals for the lease of properties.

40 **Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall

**Voting No:** N/A

**Abstaining:** N/A

45 **Absent:** N/A

**Montgomery County Department of Veterans' Affairs Presentation Offer**

5 Chairman Littley noted the Montgomery County Department of Veterans Affairs has offered to present a condensed program for residents to explain county, state, and federal benefits that are available to our veterans. The program would last approximately one hour and would be followed by a question and answer period.

10 On motion of Mr. Gottschall, seconded by Mr. Sinz, the Board directed the administration to contact the County to set a date and time.

- Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall
- Voting No:** N/A
- Abstaining:** N/A
- 15 **Absent:** N/A

**Resolution 10-10: Authorization for Disposal of Police Records**

20 Chairman Littley noted that municipal officers are authorized by the Pennsylvania Municipal Records Act to dispose of records in accordance with schedules and guidelines that have been approved by the Commonwealth's Local Government Records Committee. Records may be destroyed or transferred in conformance with the provisions of Sections 1386 and 1388 of the Municipal Records Act.

25 On motion of Mr. Gottschall, seconded by Mr. Sinz, the Board adopted Resolution 10-10 authorizing the disposal of police records.

- Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall
- 30 **Voting No:** N/A
- Abstaining:** N/A
- Absent:** N/A

**Additional Business**

35 Mr. Gottschall noted a resident recently asked about paying sewer bills quarterly versus annually.

40 On motion of Mr. Gottschall, seconded by Mr. Sinz, the administration was directed to look into this matter and obtain additional information.

- Voting Yes:** Daniel M. Littley, Dr. Thomas Hollenbeck, James P. Sinz, H. Charles Wilson, John V. Gottschall
- Voting No:** N/A
- 45 **Abstaining:** N/A
- Absent:** N/A

5 Dr. Hollenbeck noted that the Christ Lutheran Church on Sumneytown Pike had some concerns with their driveway access that is proposed as part of PennDOT's 309 Connector Project. Dr. Hollenbeck asked if the origin of the Connector at the intersection of Old Forty Foot Road will not allow a left turn onto the old section of Sumneytown Pike. Mr. Ford confirmed that was accurate. Dr. Hollenbeck noted that church members and visitors to the church coming from the direction of the Turnpike Interchange will now be required to travel all the way to Wambold Road, make a left, then another left onto Sumneytown Pike to have access. Dr. Hollenbeck commented that a proposed curb cut on the new Connector to the church property is not anywhere near the existing parking lot possibly due to line of sight issues. If this is the case, a rather long driveway from the curb cut as shown on the construction drawings to the parking lot will be needed at great expense, loss of open space, and creation of impervious surface. Added to this may be storm water issues resulting in both loss of land use and additional cost. Dr. Hollenbeck asked the Staff for clarification on this issue and whether he had been provided accurate information. Township Solicitor John Dooley and Township Traffic Engineer Matt Johnston of Pennoni Associates were in attendance and noted that it appears that PennDOT took some land from Christ Lutheran for this project for required rights-of-way and that the Church should have received compensation for the land. Dr. Hollenbeck responded that he would contact the Church Pastor to confirm this matter.

20 Matt Johnston, Traffic Engineer, updated the Board on the Troxel/Orvilla Road project.

There being no additional business, the meeting adjourned at 8:17 p.m.

25 Respectfully submitted,

30 Robert A. Ford  
Township Manager

RAF/sl

35

40