



**Planning Commission  
Minutes  
July 11, 2011  
7:30 PM**

**Present:**

Brett MacKay  
David Mosesso  
Nancy Becker  
John Vickers  
William Schalleur  
Robert deHaan

**Staff:**

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

**Absent:**

Tim Shafer  
Paul Rea

**Opening Comments**

Chairman Brett MacKay called the meeting to order at 7:33 P. M.

Chairman MacKay announced Paul Rea's Resignation.

**Minutes**

Chairman MacKay asked if there were any comments on the minutes. Chairman MacKay asked for a motion to the May, 2011 minutes, Dave Mosesso moved to approve and Nancy Becker seconded.

Voting for: Brett MacKay  
Dave Mosesso  
Nancy Becker  
John Vickers  
William Schalleur  
Bob deHaan

Absent:       Tim Shafer  
              Paul Rea

Chairman MacKay announced next agenda item.

### **New Business**

#### **Immanuel Church of the Nazarene - SLD792**

John Moore started by introducing those with him, Paul Stewart, Pastor Mark Prugh, Jose Grande and Dave Wampold.

He gave a brief history of the parsonage and noted pastors want to own their homes.

Dave Stewart stated they wanted to convert the house into offices, he indicated that their utility bills for a vacant building were high and they want to put it to a viable use.

Mr. Stewart started with T & M Associates letter Page 3, Paragraph 3. They are shifting use not creating new uses.

Russ Benner asked will any programming change such as school at the same time as church. He requested a statement on the plan when the Land Development is submitted describing the uses.

Mr. Stewart asked about Page 4, Paragraph 4, a clarification of who owns and maintained the open space.

Jose Grande stated that their previous development they paid a fee in lieu of dedicating open space. Do they still need to offer again. Mr. Benner said it would be reviewed.

Mr. Stewart asked about Paragraph 5, do they have to do a traffic study.

Chairman MacKay said they may ask for a waiver from that and other items, but they are not guaranteed..

Mr. Grande said they have a ten year old study. Chairman MacKay said that is too old.

Dave Wampold brought up two parking areas. He indicated where they want to build the parking next to the office building. They want to build out what is now reserved parking.

He indicated where they would need a waiver for a parking setback facing the proposed office building.

Russ Benner asked if there is a parking issue that required more parking.

Paul Stewart stated that Sundays are tight and they have a problem when they host a basketball tournament.

Dave Mosesso asked for a clarification on the waiver request for the parking.

Chairman MacKay said they would need a waiver and he would like to know if the Fire Marshal has any concerns.

Dave Wampold stated how access is made to the site and the options they looked at for the location of the parking.

Bill Schalleur asked about the existing access from Welsh Road and through the site.

Dave Wampold described the path that vehicles would take through the site.

Dave Mosesso asked when was the Church constructed.

Paul Stewart stated approximately 1961.

Pastor Mark Prugh stated he doesn't understand the need for a traffic study.

Dave Mosesso said a lot of things have changed around the site and should be looked at to see if a study is warranted.

Dave Mosesso asked Russ Benner for comment.

Mr. Benner said the issue is when you run programs one after the other, there will be an overlap of parking needs. An explanation of the programming should be submitted.

Pastor Prugh said we are just moving staff from one area to another.

Russ Benner said depending on the programming a determination of the traffic study need will be determined.

Pastor Prugh said when asking for donations, they saw it as an opportunity to add parking.

Dave Wampold said it is only 18 spaces over what was approved in 2000.

Dave Mosesso asked if the 18 spaces was enough.

Paul Stewart said they want to build everything now instead of piece meal.

Dave Mosesso said if you build the parking the church then can grow, which would add vehicles to the site, causing traffic concerns.

Russ Benner stated that adding vehicles could be a change to the original traffic study.

Jose Grande stated that the original traffic study included the reserve space.

Russ Benner suggested that the original study be reviewed by the engineer who performed the study and provide comment letter.

Jose Grande said that Pennoni did not comment on the traffic study.

Chairman MacKay said that could change with additional information.

Paul Stewart said they could shift the parking down to the access road.

Chairman MacKay said he doesn't like backing into a driveway move parking so vehicles don't back into the driveway.

Nancy Becker asked about the curbs and sidewalks, and said they should be prepared for that issue. They may be required to install them.

Dave Mosesso said they may have to post escrow for future sidewalks.

Dave Wampold asked about Page 4, Paragraph 7, is there an issue with the width of the driveway. He indicated that it scales to 27'.

Chairman MacKay said they should show the dimension and we will see what issues there may be.

Jose Grande stated that the Columbia Avenue is not intended to be an entrance but more of an emergency access.

Dave Mosesso asked if they use the entrance.

Paul Stewart said yes.

Jose Grande asked about the Bursich letter comment #5. They are not adding employees just moving them.

Nancy Becker asked how many bathrooms exist.

Paul Stewart said 2-1/2 baths exist and they will only have two.

Chairman MacKay asked if they saw the Fire Marshal letter and his comment about the emergency access.

They said yes and will talk to him.

Chairman MacKay announced next item on the agenda.

## **Old Business**

### **Welsh Road Corridor Study**

Chairman MacKay started by saying he took things from the Lower Salford ordinance and combine them with others that he has seen and drafted a new ordinance.

He is concerned about some of the proposed uses how they may not be appropriate to the rear residential properties.

Dave Mosesso asked about buffering between the properties.

Chairman MacKay said the uses would act as the buffer not landscaping.

Bob deHaan talked about the uses in Hatfield.

Chairman MacKay said he doesn't want Wawa's or banks.

Nancy Becker said professional offices would be desirable.

Bill Schalleur asked if chairman MacKay wanted comments.

Chairman MacKay asked if everyone could review his draft for the next meeting.

Dave Mosesso said that fences should be considered as a buffer or screen because plants can die.

Chairman MacKay said that's fine.

Bob deHaan asked would the residential be mixed with the professional uses or should they be separated.

Chairman MacKay said that we can't control what properties sell and when, so there would be a mix.

Chairman MacKay mentioned the townhouse proposed from a few years ago.

Dave Mosesso asked the status of that, Joe Leis indicated no action was taken by the Board.

Nancy Becker asked about the abbreviation in Chairman MacKay's draft.

Joe Leis explained.

Chairman MacKay asked if there was anything further, hearing none. Nancy Becker made a motion to adjourn the meeting, Dave Mosesso seconded.

Chairman MacKay adjourned the meeting at 8:45 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "JTL", written over a horizontal line.

Joseph T. Leis  
Director of Community Planning

JTL/ck