



**Planning Commission
Minutes
August 1, 2011
7:30 PM**

Present:

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

Staff:

Joseph Leis, Director of Community Planning
Monica Wall, Township Engineer

Absent:

Russ Benner

Opening Comments

Chairman Brett MacKay called the meeting to order at 7:32 P. M.

Minutes

Chairman MacKay asked if there were any comments on the minutes and corrections were noted. Chairman MacKay asked for a motion to the July, 2011 minutes, Bob deHaan moved to approve and Nancy Becker seconded.

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

Abstain:: Tim Shafer

Chairman MacKay announced next agenda item.

New Business

Frederick Glazier Jr. – 531 – 551 Wambold Road – ZA2011-01

Stephen Howard represented the applicant, Mr. Howard gave a history of the use of the property. He described the geographic location of the site. He indicated there are two houses, the structure for the business and a pole barn. He lives in one of the houses.

Mr. Howard reviewed the zoning history of the property. He described the Wambold Road project by PennDOT and how that has changed the character of the neighborhood. He identified the commercial uses along Wambold Road.

He explained their request to re-zone the site from R175 Residential to LI Limited Industrial. He noted the Township engineer review letter supports a rezoning because of the change in character, he summarized the Bursich letter that the sewers would support LI use. He also summarized the Montgomery County Planning Commission letter concurring with the rezoning and that all of the land between the power line and Wambold Road be rezoned.

He concluded that the text amendment would also be needed.

Nancy Becker asked about the parcels that the County is suggesting be rezoned. Ms. Becker asked about the Mainland Property use.

Mr. Howard stated they are zoned LI currently.

Mr. Glazier explained Mrs. Fry's property and the Krane property on Fretz.

Mr. Howard showed the property on the site plan and where the neighbors are located. Mr. Howard explained that Mrs. Fry has been trying to sell her property for five years. A rezoning should help her.

Nancy Becker asked about the submission requirements for rezoning.

Joe Leis stated they are not the same as a land development.

Mr. Howard thanked the committee.

Chairman MacKay said since he visited the site, he thinks it is warranted.

Bob deHaan said he thinks the rezoning is appropriate.

Dave Mosesso suggested they recommend the rezoning as per the Montgomery county Planning Commission letter. He made this a motion.

Nancy Becker asked about the Montgomery County Planning Commission letter and why they listed Limited Industrial.

Bill Schalleur stated he has reservations about recommending a rezoning on property that is not part of this application.

Mr. Howard discussed what he thought were the roles of the Zoning Hearing Board, the Board of Supervisors and the Planning Commission.

He stated that a recommendation from the Planning Commission triggers the advertising and the posting of the property.

Joe Leis stated he could have plans prepared showing all of the parcels.

Chairman MacKay announced next item on the agenda.

Zoning Text amendment – LI Limited Industrial Permitted Uses

Joe Leis reviewed the proposed text amendment.

Mr. Howard suggested his text language that vehicle repairs can be accessory to the auto body use.

Tim Shafer said if we make it by conditional use, you would have to go back to the Board.

Mr. Howard said that they are currently in compliance.

Nancy Becker asked about making the C-17 by condition.

Tim Shafer said the concern is allowing a service station.

Chairman MacKay said they will get comment from staff and continue this next month.

Old Business

Welsh Road Corridor Study

Chairman MacKay asked if anyone had more comments on last month's draft.

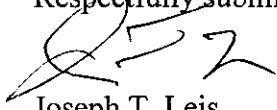
Joe Leis suggested some small retail type uses.

The Committee asked him to pursue the idea.

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 8:46 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JTL', written over the printed name.

Joseph T. Leis
Director of Community Planning

JTL/ck