

**Planning Commission
Minutes
September 12, 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
Russ Benner, Township Engineer

Opening Comments

Chairman Brett MacKay called the meeting to order at 7:30 P. M.

Minutes

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

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

Chairman MacKay announced next agenda item.

Old Business

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

Chairman MacKay asked if there were any comments on this application, Mr. & Mrs. James McKee had concerns about their property.

Mr. Howard who represented the applicant, explained the Board of Assessment process.

John Cataldi had concerns about 631 Wambold Road, since he will be the new owner. He wanted to know what would happen to his property. Mr. Leis explained the non-conforming portion of the zoning code.

The application before the Commission was to change the zoning of the land between the PECO right of way and Wambold Road from Fretz Road, north towards Allentown Road from R-175 to LI “Limited Industrial”.

Chairman MacKay asked if there was a motion. Dave Mosesso made a motion that the Planning Commission recommends the Board of Supervisors approve the Zoning Application ZA2011-01, Frederick Glazier Jr., 531-551 Wambold Road, which consists of plans prepared by Urwiler & Walter, Inc. The plans are dated February 1, 2011, subject to and conditioned upon compliance with the item as outlined in T & M Associates letter dated June 15, 2011, Pennoni Associates letter dated June 28, 2011, Bursich Associates letter dated June 27, 2011, and Montgomery County Planning Commission letter dated June 8, 2011. This motion includes the Glazier Tract and the land south of his property to Fretz Road from Wambold Road to the PECO right of way. Tim Shafer seconded the motion.

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

Chairman MacKay announced next item on the agenda.

Zoning Text amendment – LI Limited Industrial Permitted Uses

Chairman MacKay talked about the text change.

Tim Shafer said he thinks it should stay as a conditional use.

The Commission commented that the current version included all of their comments from the previous meeting.

Chairman MacKay asked if there was a motion. Nancy Becker made a motion. The Planning Commission recommends the Board of Supervisors approve the Zoning Amendment. Subject to

and conditioned upon compliance with the item as outlined in Montgomery County Planning Commission letter dated August 18, 2011. Tim Shafer seconded the motion.

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

Chairman MacKay announced next item on the agenda.

Welsh Road Corridor Study

Mr. Leis stated he discussed the issue with Chairman MacKay. Mr. Leis suggested that the Planning Commission defer the matter for now. Township staff is asking the Board of Supervisors to enter into a contract with the County for planning assistance. This would be a valuable asset for this project.

The Commission concurred with this suggestion.

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 8:07 PM.

Respectfully submitted,

Joseph T. Leis
Director of Community Planning

JTL/ck