

**Planning Commission  
Minutes  
May 3, 2021 VIA ZOOM  
7:00 PM**

**Present:**

Brett MacKay  
Douglas Leach  
Joseph Vavra  
Dennis McGeehan  
Nancy Becker  
Patricia Younce  
Ed Buonocore  
Matt Chartrand

**Staff:**

Carolyn Shisler, Asst. Zoning & Planning Officer  
Jennifer Guckin, Director of Community Planning and Code Enforcement  
Mary Stover, Township Engineer CKS

Roll call via zoom 7:00 PM – The above named were present.  
Supervisor Rich Marino was present.

**Approval of the April 5, 2021 Planning Commission Meeting Minutes**

Ms. Becker made a motion for approval of minutes for April 5, 2021. Mr. Vavra seconded. All were in favor.

New Business

LD-825 Wambold Realty, LP – Wambold Storage Facility Expansion, Preliminary Land Development – Phase 2

Presented by: Susan Rice, PE at STA Engineering, Inc.  
Todd Moyer – Owner/Developer, Wambold Realty, LP.

Ms. Rice stated the applicant is present for Phase 2 of their facility. This plan was only submitted as a Preliminary Plan, but they asked to see both preliminary and final. The applicant was advised to file a Final Plan Application with the Township so that the Planning Commission could make their recommendation for Preliminary and Final Plan approval if they all agreed. They were also advised that this will only be preliminary, if it is determined this cannot be addressed in this manner.

Ms. Rice explained they have submitted a letter to request a total of 9 Waivers and stated the project is pretty self-explanatory. She said the applicant intends to comply with all of the review letters.

Ms. Stover, from CKS Engineers, did point out one thing regarding trail that was proposed in the first application and was a deferral. She stated that the trail be built in Phase 2 and the applicant agreed.

Ms. Rice went over each waiver with the Planning Commission. She explained most of these same waiver requests were granted in Phase 1 of this project.

Mr. MacKay asked if the Planning Commission Members had any concerns regarding the waivers requests.

Ms. Becker stated that for the waiver request of number 2, the applicant is normally granted a deferral for curbs and not a waiver. Ms. Stover agreed, and explained it should be a deferral.

Mr. MacKay agreed as well.

Mr. Buonocore stated he was concerned with the size of trees. Ms. Stover stated the applicant is placing the same number of trees, but they just needed a waiver for a few for sizes.

Ms. Rice explained these trees would be in the in parking lot area and that there are only 4 trees they are asking for a smaller caliper of 2 1/2 inches.

Mr. Chartrand had no comments on the request for waivers. He did mention the review letter from Keystone which addresses the issues with fire hydrants. Ms. Rice stated she has a plan for Mr. Harris from Keystone for approval.

Mr. Chartrand asked about the hashed area between the trail on Wambold Road and Ms. Rice stated it's a swale.

Ms. Stover suggested that since there was a condition for the trail in Phase 1, they should have this carried over for phase 2. Mr. Chartrand agreed and the applicant agreed.

Mr. Chartrand asked to clarify that there are no trash enclosures on the plan and asked what the provisions are for trash.

Ms. Rice said this is correct; and explained there are no trash enclosures as it would become a major dump site, therefore each person is in charge of their own trash.

Ms. Rice asked again if the applicant can seek Preliminary and Final approval for Phase 2.

Ms. Guckin discussed with the Planning Commission members if the applicant can change this to preliminary and final. The Planning Commission did not think they needed to see it again for Final Plan approval.

Ms. Younce made a motion that the Planning Commission recommend preliminary and final plan approval to the Board of Supervisors, with the developer planning to file a future final application with the same exact conditions, subject to the waiver requests in Phase 1 and the review letters as follows:

- CKS Engineers, Inc. letter dated 4/19/21
- Gilmore & Associates, Inc. letter dated 4/5/21
- McMahan Associates, Inc. letter dated 4/23/21
- Suburban Lighting Consultants letter dated 4/13/21
- Keystone Municipal Services, Inc. letter dated 4/7/21
- Montgomery County Planning Commission letter dated 4/1/21

The Planning Commission added that the trail along Wambold Road should be constructed and recommended granting the waivers listed in the STA Engineering, Inc. letter dated 4/29/21 with the exception that #2 regarding curbs is recommended as a deferral, not a waiver, and that the same condition that was approved as part of Phase 1 regarding the street trees be included in this approval to require replacement of the any trees that die or are removed with a tree from the list of approved species.

Nancy Becker - seconded  
All were in favor.

#### New Business

The Planning Commission discussed the Upper Gwynedd Township Comprehensive Plan and possibly updating Towamencin's Comprehensive Plan

Ms. Guckin stated that Ms. Younce had some good comments about our comprehensive plan and how it is outdated.

Ms. Guckin stated it is from 1984 and it hasn't been re-visited in the past 6 years.

Mr. MacKay stated the previous Zoning Officer, Joe Leis, presented it and then he left and it all fell apart. He explained there was some discussion and the county came in and gave us a presentation regarding the plan and offered their service as a consultant.

He wasn't sure but stated the Board of Supervisors didn't take any action.

Ms. Guckin said she will reach out to Upper Gwynedd Township and reach out to Montgomery County and asked Ms. Stover if there are other consultants, and Ms. Stover said yes.

Ms. Becker said if the Township decides to go through the County; that the municipalities who did, were able to qualify for certain grants.

Ms. Becker feels since the County did many of the surrounding townships, they would be good at it.

Ms. Guckin asked if the Planning Commission members would be OK to move forward with this.

The Planning Commission stated they agree with this and Ms. Guckin agreed she will put something on for the Board of Supervisors to approve. Supervisor Rich Marino stated he is in favor.

Ms. Younce pointed out that once before, when they were doing updates on ordinances, an issue came up regarding materials used in curbing that had changed and engineers were asking we waive material. There was a discussion regarding this issue.

Ms. Guckin asked if there were any other questions. Mr. Chartrand asked about the indoor storage facility on Franklin. Ms. Guckin explained the developer has decided to sell the project. She stated this has been a back and forth issue with the buyer and seller and negotiating. It should hopefully be moving forward soon and Ms. Guckin said their building plans are in and approved and it is ready to go once they go to settlement.

The Planning Commission members discussed the cemetery near this project. Ms. Guckin stated she will look through the resolution and check into it. Ms. Becker thinks she remembers they agreed to maintain it.

Supervisor Rich Marino said he felt it was only a verbal agreement.

Mr. Chartrand added he walked by and saw all the boarded up houses and fencing and wanted to know what was happening. Ms. Guckin explained Royal Farms actually owns it and is not maintaining the properties very well. She said the demolition will be started soon.

Ms. Becker asked if there is anything new regarding the Town Center project and Ms. Guckin said we received a concept plan, but nothing else.

Ms. Stover thinks there was a traffic study, but did not see any other activity.

Ms. Becker also mentioned that Planet Fitness is going along quickly at the PSDC shopping center and gave a reminder about the Veterans Memorial Park behind it. She wanted to make sure the developer plans to put in an access trail for this.

Mr. MacKay asked if the Planning Commission had any other comments.

Hearing None, Mr. Vavra made a motion to adjourn the meeting.

Ms. Becker seconded.

All were favor.

Respectfully submitted,



Carolyn Shisler

Towamencin Township

Planning Commission Secretary/ Asst. Zoning & Planning Officer