

**Planning Commission
Minutes
March 6, 2023
7:00 PM**

Present:

Brett MacKay
Joseph Vavra
Nancy Becker
Ed Buonocore
Dennis McGeehan
Douglas Leach
Matt Chartrand
Michael Main

Staff:

Gary Smith, Zoning & Code Enforcement
Mary Stover, Township Engineer CKS

Supervisors Charles Wilson and Rich Marino were present.

Re-organization for 2023

Ms. Becker made a motion to appoint Brett MacKay as Chairman. Mr. Leach seconded. All were in favor. Ms. Becker made a motion to appoint Patricia Younce as Vice Chairman. Mr. Leach seconded. All were in favor. Ms. Becker made a motion to appoint Carolyn Shisler as Secretary. Mr. Leach seconded. All were in favor.

Introduction of Township Manager and Director of Planning, Zoning and Code Enforcement

The Board welcomed Mr. Kraynik as the new Township Manager and Mr. Brugger as the new Director of Planning, Zoning and Code Enforcement.

Approval of the December 5, 2022 Planning Commission Meeting Minutes

Ms. Becker made a motion to approve the December 5, 2022 meeting minutes with changes as submitted by Mr. Vavra. Mr. Vavra seconded. All were in favor.

Old Business

Belfair Square (SLD 821) – Preliminary and Final Land Development

Presented by: Dave Caracausa, Cornerstone Premier Homes

John Koutsouros, Design Engineer

Lisa Thomas – Landscaper Architect

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Mr. Caracausa discussed the latest site plan which is in the MRC zoning district and the Residential Business and Professional Overlay District. The developer is proposing four (4) sets of quads for a total of 16 units to be served by public utilities. The property has 435 linear feet of road frontage. Each unit is designed like an end unit, lots of windows. There is one (1) driveway access to Welsh Road. The frontage along Welsh Road will include berms and landscaping. The circular driveway and parking will include a center green area. Forty-eight (48) parking spaces are required and fifty (50) parking spaces are proposed. Fourteen (14) of the parking spaces are available under a covered carport. Residents can rent a parking space in the car port area which also includes an additional storage area. Sidewalks will be provided for the interior community and along Welsh Road. Stormwater facilities are proposed in two locations, including one in the open space area. The open space area is proposed to be dedicated to the Township and it will connect to existing Township open space. There will be a HOA that will be responsible for lawn care, snow removal, trash and recycling. The HOA will be responsible for the sidewalks along Welsh Road. A kiosk will be provided for mailboxes which will be buffered by landscaping. There is no restriction on children. The applicant expects the units to be purchased by singles and newlyweds. The buildings will be constructed of different material and textures, cedar and stone. The first-floor area will be open and include the living room, dining room and kitchen. The second floor will include two (2) bedrooms with a large walk-in closet or three (3) bedrooms. The third floor can be used for storage, additional bedroom or a studio room. The developer expects the units to be in high demand. There is one (1) primary entrance to each unit, but there is an option of a side door entrance.

Mr. Koutsouros reviewed the Waive list per letter dated March 6, 2023. The developer previously requested nine (9) waivers, but the supplemental list included an additional seven (7) waivers. They are proposing a blanket easement for stormwater in favor of the HOA and the Township, but the HOA is ultimately responsible. The center green area in the parking lot and the corner landscaped area next to the carport can be used for snow storage. The trash dumpster is located within the rear of the center green space.

Lisa Thomas discussed the proposed landscape. Welsh Road will include street trees, evergreens and shrubs. The center green space will include trees and shrubs. There will be a buffer provided around the property that will include evergreens and deciduous trees. The rear will include a double row of evergreens. The small basin will include shade trees and evergreens. Hedges will be provided between the parking area and the dwellings. The main basin will preserve as many of the existing trees as possible. Mr. Chartrand asked if a fence would be provided around the basin. The answer was no. Mr. Chartrand asked if each unit would have a designated parking space. The answer was yes, but there is an additional fee for the carport spaces. Ms. Thomas reviewed the landscaping waivers. It was determined that 141 replacement trees are required, but the developer feels the existing landscaping and the proposed trees are acceptable. Ms. Becker asked if the replacement trees could be donated to the Township. The Board will not grant a full waiver for the replacement trees. This issue must be addressed with the Township Engineer. The Township will need to determine if they want to accept the open space area that is located adjacent to the existing Township open space.

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Mr. Koutsouros reviewed the comments in the CKS letter dated February 20, 2023. A wall is required around the trash collection facility. The applicant is proposing a six (6) foot shadow box fence with additional plantings. The applicant is requesting a Waiver to permit a fence in lieu of a wall. Item 4a (page 2) discusses a Conditional Use approval required for disturbance of steep slopes. The engineer indicated most of the steep slopes are man-made. Mr. MacKay and Mr. Chartrand did not have an issue with disturbing these steep slopes. Item 4b (page 2) discusses the tree survey and the need to remove mature trees. This will require approval from the Board of Supervisors. Mr. Main asked if additional trees could be added to the plan. The applicant indicated only if they disturb additional area. Item 4 (page 3) discussed the Class B buffer. The applicant agreed to comply with item 4d (page 3). Mr. Chartrand asked about the status of the NPDES permit. The NPDES permit is ready to submit. Grading along the back of the site will require proposed trees to be relocated out of the swale. Item 5 (page 4) involved a discussion of the stormwater. The endwall and rip rap is located twenty-eight (28) feet from the property line and the property line is located twenty-eight (28) feet from the creek. The discharge should be flatted out to slow down discharge. A level spreader is suggested. The applicant will comply with all comments on page 5.

Ms. Stover discussed the following items: Why is the applicant requesting a waiver for lighting. The applicant noted a light, on a photocell, will be provided over each entry door and this lighting was not included in the lighting calculation. There are lights on poles in the center green space area, but the lighting consultant requested additional lighting. The door lighting will be added to lighting calculation to determine if it complies with the Township code. The traffic engineer does not have an issue with the Traffic Impact Study Waiver. Ms. Stover suggested adding monuments on all easements, but they must be provided along the open space and sanitary sewer easements. The landscaping near the large basin is not sufficient and she suggested adding an additional buffer. A Conditional Use is required for the steep slope disturbance, but it should be amended to reference the man-made slopes. The lighting may need to be amended depending on the results after adding the proposed light over each entry way. The applicant is working with PennDOT on the plan. A WB-62 will not be able to circulate the site, but a fire truck can circulate the site.

Mr. MacKay suggested the Waivers be revised to include comments from a field meeting with the Township Engineer and the applicant's consultants. Mr. MacKay suggested approving the Waivers, pending potential changes from the Township Engineer, however, the blanket waiver for tree replacement is not approved.

Ms. Stover noted the fire hydrants proposed along Welsh Road are approved by the Fire Official and the water authority will maintain.

Mr. Chartrand started a discussion about the parking. Forty-eight (48) parking spaces are required and fifty (50) parking spaces are proposed. Fourteen (14) of the fifty (50) parking spaces are contained within the car port for which an additional fee is required. If residents decided not to purchase a parking space within the car port area, there will not be sufficient parking for the site. The applicant agreed, if the car port spaces are not purchased, they must be

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made available to anyone. The applicant does not expect an issue with renting the car port spaces.

Mr. Chartrand made a motion that was seconded by Ms. Becker and all were in favor to the following: recommend approval of the Preliminary / Final Plan subject to compliance with the review letters (CKS February 20 and 23, 2023, Suburban Lighting February 23, 2023, McMahon February 21, 2023, Gilmore March 3, 2023 and subject to approval from the Fire Marshal), approval of the Waivers noted in the Carroll Engineering Corporation letter dated March 6, 2023, except previous number 3 must meet the minimum lighting requirements per Suburban Lighting Consultants, supplemental waiver number 1 to include monuments along the sanitary sewer easement and open space area, if the Township takes dedication, supplemental waiver number 7 is not recommended and it shall be revised subject to the Township Engineer's recommendations, and all landscaping waivers must be approved by the Township Engineer (including the rear swale) and add a Waiver to permit a shadow box fence in lieu of a wall.

Sidewalk Connectivity Study – Committee Meeting #3

Presented by: Peter Simone and Geoff Creary
Emma Haley - Project Manager Architect

The Township received the attached summary from Emma Haley regarding the sidewalk connectivity study.

New Business

Review of Sewage Facilities Planning Module Component 4A

Presented by: William Dingman, Gilmore and Associates

Due to a change in ownership of the sewer system, PADEP requires a Planning Module Component 4A be submitted for review and approval. The adjacent municipalities that discharge into the system must also sign off on the module. The authority has already received a response from four (4) of the six (6) municipalities. They are waiting for approval from the Montgomery County Planning Commission. The Township must approve the module because they are responsible for the Act 537 Plan. The new owner will be responsible for the sewer bills and operation of the plant. The Township should sign Component 4A.

Mr. Chartrand want to clarify that the Township is responsible for planning and the new owner would need to implement the Township plan. Mr. Dingman confirmed and noted the schedule would need to be approved by PADEP. Ms. Becker wanted to confirm that everything will continue as it is now, but with a new owner. Mr. Dingman confirmed. Mr. Dingman noted that for Planning Modules of less than 250 Equivalent Dwelling Units (EDUs), no action is required by the Planning Commission.

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Ms. Becker made a motion to accept the Planning Module and Mr. Leach seconded. All were in favor.

Review of Request for proposal (RFP) for Comprehensive Plan

Presented by: Mary Stover, CKS

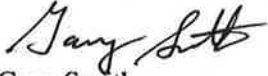
Mary explained the proposal for the new Comprehensive plan. Mr. MacKay indicated the Township needs a new plan, not the same old report. The Township will accept proposals and the staff will review. The Planning Commission will review the candidates and make a recommendation to the Board of Supervisors.

Ms. Becker made a motion to send the request for proposal for the comprehensive plan to the Board of Supervisors in final draft and Mr. Vavra seconded. All were in favor.

Mr. Main wanted to discuss back yard chickens. Montgomery County did a summary of differ Township criteria on chickens (see attached). It was suggested that a draft ordinance be prepared by the Solicitor on chickens. Mr. Main made a motion to request the Board of Supervisors require the Township Solicitor to prepare a draft chicken ordinance and Ms. Becker seconded. All were in favor.

Mr. MacKay asked if we have any additional business. Hearing none, Mr. Vavra made a motion to adjourn, and Mr. Leach seconded. All were in favor.

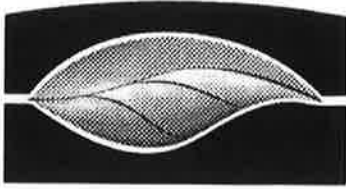
Respectfully submitted,



Gary Smith

Towamencin Township

Zoning and Code Enforcement Department



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W W W . S I M O N E C O L L I N S . C O M

MEETING NOTES

Project:	Towamencin Connectivity Study	Project No.:	22041.10
Location:	Towamencin Township Office Building 1090 Troxel Rd Lansdale, PA 19446	Meeting Date/Time:	3.6.2023 8:30 – 9:00 pm
Re:	Committee Meeting #3	Issue Date:	3.10.2022

ATTENDANCE:

Committee Members: Brett Mackay, Douglas Leach, Joseph Vavra, Matt Chartrand, Dr. Edward Buonocore, Nancy Becker, Dennis McGeehan, Michael Main, Richard Marino, Mary Stover

Simone Collins: Peter Simone, Geoff Creary, Emma Haley

DELIVERABLES:

- Committee Meeting #3 Presentation
- Committee Meeting #3 Notes
- Updated Draft Plan

GENERAL NOTES:

Presentation:

Peter Simone provided an update of the public input which included information on the survey results, Wikimap results, interviews, and comments on the Draft Plan. Geoff Creary went on to explain how the 'Toolbox' of Improvements works and how it has been applied to the Draft Plan. Geoff presented the first draft route concept – the Township Collector Route – and showed how the route can connect most, if not all, the neighborhoods within the Township together. Emma Haley (EH) continued to present the remaining two route connects – the School Connection Route and the Park Connection Route. She also presented the layout of the cost estimate and draft priorities for the Plan.

Discussion:

- Brett M., Nancy B., and Matt C. commended SC for their great work on the Connectivity Study so far.

- Matt C. would like the 'School Route' concept to be prioritized higher on the list so that residents can access schools safely.
- Nancy B. agrees with the crosswalk being proposed at Bridle Path Drive and Sumneytown Pike. She explained that the improvement is much needed for those residents to cross the road safely.
- Brett M. said he would like to prioritize finding partners that will assist the Township in funding and pursuing the school connectivity improvements.
- Dennis M. asked what improvement the Township could expect to see implemented first.
 - Pete explained how implementation could work. Sidewalk improvements would include crosswalks and perhaps rapid flashing beacons. However, depending on the funding available at the time, the improvements and priorities at particular locations could shift in timing.
- Nancy B. mentioned that the Fire Company is concerned about closing Kriebel Road to vehicular access.
 - Pete explained that emergency access always considered in any designed trail, and the closure would not prevent them from reaching the one residence located on the west end of the street.
- Edward B asked if there has ever been a cross walk that you installed that was unsafe?
 - Geoff said no and explained that we work with engineers to make sure they are designed safely.
- Pete added during the conversation that no acquisition costs for ROW will be included in the cost estimate.
- Michael M. asked about how the rapid flashing beacon would fit in these residential areas, and if they would become a nuisance?
 - Pete explained that the rapid flashing beacon has evolved from constantly flashing lights to a user actuated system that only flashes when a button is pressed, or a sensor is activated. Then, it will only flash for the amount of time it typically takes a person to cross the street.

Next Steps:

- Refine the Plan
- Complete a draft cost estimate
- Revise Priorities List
- Updated Draft Plan will be posted on the Township's website on April 13th for a 45-day Draft Plan Public Review

Public meeting #3 will be held on 04.13.2023.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,



Emma Haley
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE

