

**Planning Commission
Minutes
April 1, 2024
7:00 PM**

Present:

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

Absent:

Douglas Leach

Staff:

Mary Stover, Township Engineer CKS

Supervisor Mr. Kofi Osei was present.

Approval of the March 4, 2024 Planning Commission Meeting Minutes

Mr. Vavra asked for a change on the first page to make the word restaurant plural. Ms. Becker made a motion to approve the March 4, 2024 meeting minutes, Mr. Vavra seconded. All were in favor.

New Business:

**SLD 835 - CFC Towamencin Properties, Inc. – Preliminary/Final Subdivision
Presented by: Mr. Scott Camburn of Urwiler & Walter, Inc.**

Mr. Camburn explained the proposed lot line change along Reinert road. He showed the properties on a presentation and explained this is a housekeeping item to make them all one parcel. Mr. Camburn stated there will be no proposed land development.

Nancy asked them to show where Memorial Park (proposed) is located. Mr. Camburn showed it. Ms. Younce asked what the purpose is of not developing it for CFC and Mr. Camburn explained they have no use for it at this time. Ms. Younce asked if the owners of the parcels are in the process of selling them and Mr. Dave Woelkers, one of the owners of the properties, stated they are not doing this to develop them.

Mr. MacKay asked if they read the review letter and Mr. Camburn stated he did and that he will go through it.

He explained he cleaned up the zoning issues and subdivision land development items. He stated for the road widening, curb and sidewalk and they will ask for a waiver. He handed the new waiver request letter to Mr. MacKay.

Mr. Buonocore asked if the property will be sold, and Mr. Camburn stated yes and added the buyers are aware of the sewer easement located on the property. He continued to state that all other comments in the review letter are a will comply.

Ms. Becker asked if any of those easements have anything to do with the proposed entrance for Veterans' Memorial Park and stated the only access currently is on Allentown Road. Mr. Camburn explained there is not a possibility of an entrance on this property. The resident explained they were offered an opportunity to allow an easement and a parking lot, but he did not agree to it. The land is privately owned, and the sewer easement does not allow Township easement for a parking lot.

Discussion was held regarding access to Memorial Park and the parking lot at the shopping center.

Mr. Chartrand cleared it up that the Township cannot force an easement for access on private property.

Mr. MacKay asked if there were any other comments.

Ms. Becker stated the Planning Commission members will not recommend a waiver for sidewalks. Ms. Becker asked about the waiver request for roadway widening and Ms. Stover stated it is already wider on the opposite side of the road.

Ms. Younce went over the waivers and discussion regarding not waiving the requests for streets, sidewalks, curbs. Mr. Chartrand explained to the applicant why the Planning Commission members stopped recommending waivers with the death of a pedestrian. Ms. Younce further explained having more walkability is the goal of the Township.

Ms. Becker stated they defer the sidewalks and not waive them to make sure there is more connectivity. Mr. Chartrand has no issue with deferring widening or installing the curbs but would like to see sidewalks. Discussion regarding drainage and curbs for this road. The applicant did not agree with the requirement for sidewalks.

Ms. Younce made a motion to recommend to the Board of Supervisors the approval of the CFC and properties lot line adjustment subject to the review letters from CKS Engineering dated March 18, 2024, both final and preliminary letters, the Gillmore review letter dated March 26, 2024, and the Bowman review letter dated March 21, 2024. Regarding the waiver request the Planning Commission recommends the request to allow the lot line to be approved as pre and final plan. Regarding the waiver request for street and curb requirements, the Planning Commission recommends a deferral and not a waiver, and for the waiver request for installation of the sidewalks; the Planning Commission recommends they be installed and deny the waiver.

For the Street cartway/width the Planning Commission recommends a deferral. On another note, the Planning Commission recommend the Board of Supervisors discuss the best way to access Memorial Park. Ms. Becker seconded. All were in favor.

ZA 2023-03 Light Industrial/Detwiler Road Zoning Amendment

Presented by: Mr. William Dion

Mr. Bill Dion presented and stated the applicant is seeking recommendation for a Zoning Text Amendment. He explained they were here at the February meeting and showed the property at 2060 Detwiler Road. Mr. Dion stated the client would like a place of worship to be permitted in the LI District and he explained he proposed a text amendment regarding this change.

Mr. Chartrand asked if Ms. Stover agreed with how the text amendment is being presented, and she stated yes and explained CKS worked with them with the language.

Mr. Dion stated this is a low impact use and it is a space that needs a tenant and explained this will be a win-win.

Ms. Younce made a motion that the Planning Commission members recommend to the Board of Supervisors approval of the second revised proposed zoning text amendment ZA 2023-03 for the 2060 Detwiler Road LI District subject to the CKS review letter of March 25, 2024. Ms. Becker seconded. All were in favor.

Mr. Dion thanked the Planning Commission.

Additional Business:

Mr. Osei, Township Supervisor, spoke and introduced himself as the liaison for the Planning Commission. He stated he is only speaking for himself at this time. Mr. Osei stated he has been coming to the meetings for a few months now and hearing about the character of Township and its neighborhoods. He believes the idea that the Towamencin has a specific character is off. He explained what is seen when people come off the turnpike as far as the village, and how the plan is 30 years old; he is 31. In a lot of ways, he stated, the comments are too late especially when talking about connectivity. He feels having a centralized place would help people get to the new places. Minimizing impervious surface regulations would help as well, he explained. He feels Sumneytown has traffic going toward the Turnpike. He also feels with the business property on the corner of Sumneytown and Bustard having 1,000 parking spots with many not being used, it is a good place to add residential units. Mr. Osei stated the sewer is already there. He also said that the traffic does not feel like a big problem. The bridge that has been built will need residential and commercial building surrounding it so that it makes sense with the bridge. It is on the Township to utilize it to its full potential. The final thing Mr. Osei mentioned was not being in favor of the parking minimums. He feels there is too much parking required in the Township, especially when trying to be more cognitive of stormwater.

Mr. MacKay stated he agrees it is important to get the village developed.

Mr. Chartrand stated the Planning Commission members have only seen concepts of proposed development and then each time the applicant returns to try to change the zoning they are often asked to move the bar. This is where he feels where they are getting hung up. It isn't that they are anti-development, he just feels that the action continues to occur, of moving the bar, without getting any development done. Mr. Chartrand feels the need for some action back from the other side in order to move the needle. He hopes it is understood it is not because the Planning Commission wants to block development.

Discussion regarding development and future development. The Chipotle and Mattress Warehouse are finally going in at the shopping center after several years of working on it.

Mr. MacKay asked if there were any other issues. Hearing none, Mr. Vavra made a motion to adjourn at 7:49 PM, and Ms. Becker seconded. All were in favor.

Respectfully submitted,



Carolyn Shisler
Towamencin Township
Zoning and Code Enforcement