

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of July 18, 2018**

Present: Craig Melograno, Chairman
Michael Twersky, Vice-Chair
Rich Valiga
Rusty Beardsley

Staff: Ken Amey, Zoning Officer
Jim Hersh, Gilmore & Associates
Patty Furber, B&Z Administrator

Absent: Patricia Latimer, Joel Mayor, Herb Levy

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM in the Township Building.

Approval of Minutes: April 18, 2018:

A motion was made by Mr. Twersky and seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of April 18, 2018. The motion carried unanimously.

Subdivision/Land Development:

Introduction:

a. 1323 Gypsy Hill Rd.
Thomas Mackell

**#18-05SUBD
2-lot Subdivision**

Present for the introduction of the 2-lot subdivision for 1323 Gypsy Hill Rd. were Anthony Hibbeln from Hibbeln Engineering and the property owner, Dr. Thomas Mackell. Mr. Hibbeln explained that the property is located in the A-residential district and is proposed to be subdivided into 2 lots. One will be a flag lot and will contain the existing home. The second lot will be a new building lot with frontage on Gypsy Hill Road. Mr. Twersky asked if driveways will be shared or if two separate drives will be provided. Mr. Hibbeln responded that there would be a common driveway with two access points. Mr. Hersh suggested that a single access would be preferable and Mr. Hibbeln agreed. A suggestion was made by Mr. Melograno that they meet with Al Comly to discuss the driveway in more detail to ensure clearance for emergency vehicles. Mr. Hibbeln mentioned that they may want to reduce the width of the driveway to lot #1; if so, it would require relief from the ZHB.

Mr. Hibbeln explained to the board that they will be removing 832 caliper inches of existing trees. Dr. Mackell noted that several trees need to be removed from the front of the property in order to put in the new driveway. Mr. Melograno explained that the Planning Commission does not have the authority to grant tree waivers; that decision rests with the Board of Supervisors. Mr. Melograno suggested that they take pictures of the trees on the property and bring them back next time so there is a better understanding of what they intend to remove.



**b. 604 Dekalb Pike
Prospect Acquisitions**

**#18-02LD
Land Development**

Present for the Land Development application for 604 Dekalb Pike were Chris Canavan and Matthew Bonenberger both from WB Homes. Mr. Canavan explained to the board that they are back with revised plans from their last meeting in front of the commission in February of this year. Mr. Canavan informed the board their development will be named “The Overlook at Gwynedd Valley”, will have access off of Rte. 202, and will tie into the proposed PennDOT improvements (construction of 202 is estimated to start in 2019). All of their frontage improvements are designed to meet the 202 improvements.

Mr. Canavan explained to the board that there are currently two driveways that access the Lynch Homes and that only one is proposed as part of this development. The development will consist of 17 townhomes roughly 3500 sq. feet each with 2-car garages and parking for two cars in each driveway. Sprinklers will be provided as requested by Mr. Comly.

Mr. Canavan informed the board that they will not require a waiver for tree replacement, although they are proposing to substitute 190 shrubs for 38 of the required trees. After discussion, it was agreed that this substitution would require a waiver from the Board of Supervisors. The Planning Commission supports this waiver due to the unique nature of the site and the need to provide buffering along Route 202 and the neighboring townhouses.

Mr. Valgia recommended that a chart be added to the landscaping plan to clearly define the proposed replacement trees and shrubs. Mr. Canavan agreed that he would submit a cleaner landscaping plan.

Mr. Canvan next explained the proposed sanitary sewer system. There will be a series of grinder pumps that will tie into the existing force main. Mr. Valiga asked how would these pumps work in case of a power outage, and Mr. Cavavan explained that there is holding capacity built into the system; they may also consider standby generators.

Mr. Melograno asked why there would be no trail connection and Mr. Canavan explained to the board that he met with the Wissahickon Valley Watershed Association and that they prefer not to have a trail on this side of the creek. Mr. Valgia asked about the mailbox locations for the townhomes and Mr. Canavan explained that they will work with the USPS regarding the locations.

Mr. Melograno made a motion to recommend this Land Development application to the Board of Supervisors based on the following conditions:

- 1) Given the unique characteristics of this project, including its location on DeKalb Pike, the neighboring townhouse development, and the WVWA easement to the rear, the Planning Commission supports a waiver to allow the applicant to use 190 shrubs in lieu of 38 replacement trees;
- 2) The applicant is to add a chart to their landscaping plan regarding the planting of shrubs and trees;
- 3) Other waivers in the Gilmore letter are recommended for approval.

The motion was seconded by Mr. Beardsley with a 4-0 vote.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 P.M. until the next regularly scheduled meeting on Wednesday, August 15, 2018 at 7:00 p.m.

Respectfully submitted,
Patty Furber,
Secretary