

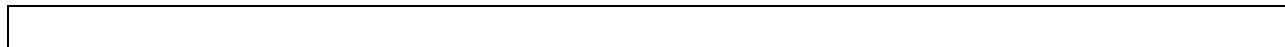
**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION – VIA ZOOM  
Minutes of June 17, 2020**

<b><u>Present:</u></b>	Craig Melograno, Chairman	Ken Amey, Zoning Officer
	Michael Twersky, Vice-Chair	Patty Furber, B&Z Administrator
	Danielle Porreca	Ed Brown, Gilmore & Associates
	Joel Mayor	
	Rusty Beardsley	

**Absent:**

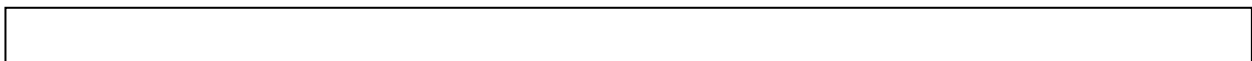
**Call to Order:**

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



**Approval of Minutes: February 19, 2020**

A motion was made by Mr. Mayor and seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of February 19, 2020. The motion carried unanimously.



**Subdivision/Land Development:**

**Feller/Gleit Lot Line Change** **#20-02LL**  
**1321 Gypsy Hill Rd./811 Brushtown Rd.**

Present for the lot line change application was Mr. Tim Woodrow from Woodrow & Associates. Mr. Woodrow explained that Mr. Gleit's lot is located off Brushtown Rd. He would like to sell the property and move to Bala Cynwyd with his wife. Mr. Gleit has a buyer for his property, but the buyer is concerned due to the awkward, narrow lot owned by Mr. Feller. Mr. Woodrow explained to the board that the proposed land swap would help resolve the configuration of Mr. Gleit's lot and result in a more regular shape for Mr. Feller's property. Mr. Melograno asked about a possibility for a subdivision in the future. Mr. Amey informed the board that there really is no way to subdivide the parcel unless they receive several counts of relief from the ZHB. Mr. Twersky also stated that he was very familiar with the lot and agreed that a possible subdivision wasn't feasible. Mr. Amey said that there is one zoning issue. There is an outbuilding located on Mr. Feller's property that would become part of Mr. Gleit's property. The outbuilding would then become non-conforming once the plan is recorded. Mr. Amey requested that the plan be revised to show the outbuilding to be

removed. Mr. Woodrow agreed to revise the plan to indicate removal of the outbuilding. Mr. Melograno asked if the applicant will comply with Gilmore's comments from their letter dated June 5<sup>th</sup>. Mr. Woodrow agreed they would comply since there are no major concerns.

A motion was made by Mr. Mayor and seconded by Mr. Beardsley to recommend this application for final approval to the Board of Supervisors.

The motion passed with a 5-0 vote.

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**Lower Gwynedd Township  
Draft Resolution - Outdoor Restaurant Seating**

The board discussed the draft resolution for outdoor sales and restaurant seating. Mr. Melograno asked about the timeframe and suggested that perhaps it should be extended to 120 days. Ms. Porecca agreed because of the warmer weather more people will want to sit outside. Mr. Twersky suggested limiting the time to 60 days with an extension if needed. Ultimately, the PC decided to leave the period at 90 days but noted that they would not object if the BOS wanted to extend it further. Karleigh Burns from Spring House Tavern was in the audience and asked if the resolution would focus on additional areas to the existing premises. Ken explained once we are in the green phase and indoor use is limited, this would allow for additional outdoor seating and sales area to make up for lost capacity. Ms. Burns was satisfied with Mr. Amey's clarification.

The board supports the draft resolution and recommends adoption by the BOS, with either a 90- or 120-day limit at the discretion of the Supervisors.

A motion was made by Mr. Mayor and seconded by Mr. Beardsley to recommend this application for final approval to the Board of Supervisors.

The motion passed with a 5-0 vote.



**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:30 P.M.

Respectfully submitted,  
Patty Furber, Secretary