

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of September 20, 2023**

Present: Craig Melograno, Chairman
Rich Valiga, Vice-Chair
Maureen Nunn
Rusty Beardsley
Danielle Porreca

Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates

Absent: Stephen Paccione, Joel Mayor

Call to Order:

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

Approval of Minutes: August 16, 2023

A motion was made by Mr. Valiga and seconded by Ms. Nunn to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of August 16, 2023. The motion carried unanimously.

Subdivision/Land Development:

1304 Gypsy Hill Road

Lot Line Adjustment

Kirk & Ashley Brinton/Carol A. Durham Trust

#23-07LL

Present for the lot line adjustment was Mr. Wayne Kiefer from RL Showalter, and the applicant, Mr. Kirck Brinton. Mr. Kiefer explained to the board that this application is just a simple transfer of ¾ acre of property from one parcel (1316 Gypsy Hill Rd.) to the other parcel (1304 Gypsy Hill Rd.), there is no development proposed. Mr. Kiefer stated that this transfer will make the Brinton's lot more conforming than it is today. Mr. Kiefer stated that the applicant will comply with all review letters from Gilmore and MCPC except for the typo on the zoning chart (as listed in Gilmore's letter dated September 15, 2023).

Mr. Brinton informed the board that the new lot owner of the Durham property intends to tear down the barn and possibly the house. He stated that both appear to be in disrepair. Mr. Valiga wanted to know how old is the barn. Mr. Kiefer stated the properties show up on a 1954 survey. Mr. Brinton informed the board that Carol Durham approached the Township and requested that the property be changed to forestry; he stated the property is currently listed as agricultural.

Mr. Brown informed the board there were no zoning issues, just a typo on the zoning table, but requested legal descriptions of the new lots. Mr. Kiefer stated that the 1954 survey lists the previous owner as William Potter Ware. Mr. Kiefer thought the parcel was established by Mr. Ware combining one lot and another lot together (premises 1 and 2).

Mr. Valiga wanted to know if this transaction affects the preexisting non-conformity issues that are part of the list on the plans. Mr. Kiefer stated that this lot line change will make the impervious go from non-conforming to conforming and make the rear yard setback conforming. Mr. Brown stated that the one property didn't conform to the rear yard setback, but now it does. Mr. Valiga wanted to know with the new lot size, if they would be able to subdivide. Mr. Kiefer stated that the new lot would still be undersized and they wouldn't be able to subdivide it.

A motion was made by Ms. Porreca to recommend the lot line adjustment for approval by the Board of Supervisors, seconded by Mr. Beardsley.

The motion passed with a 5-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 7:10 P.M.

Respectfully submitted,
Patty Furber, Secretary