

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of March 15, 2017**

Present: Craig Melograno, Chairman
Herb Levy, Vice-Chair
Rusty Beardsley
Rich Valiga
Joel Mayor
Michael Twersky

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

Absent: Patricia Latimer

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: January 18, 2017

A motion was made by Mr. Mayor seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of January 18, 2017. The motion carried unanimously.

Subdivision/Land Development:

a. 513 Penllyn Pike
Job & Lia Luning Prak

#16-05SUBD
3-Lot Subdivision

Present for the introduction of a 3-lot subdivision located at 513 Penllyn Pike was Mr. Tim Woodrow from Woodrow & Associates and Mr. Edward Hughes, Esq. from HKO, LLP. Mr. Woodrow explained to the board that their Conditional Use application was just approved by the board and will allow an existing apartment located on Mr. Prak's property to remain. Mr. Woodrow stated that the board showed a concern for the new shared driveway regarding location of sight distance. Mr. Woodrow stated that he met with a traffic safety officer with Mr. Hersh and found that the sight distance was acceptable. Mr. Woodrow stated that they are seeking two waivers for curbing/improvements and sidewalks to Penllyn Pike. Mr. Melograno brought up the length of the driveway. Asking if it will remain at 150 feet and what about fire truck turnaround? Mr. Woodrow said the driveway will

remain at 150 feet and they will work with Al Comly during the permitting process in regard to the fire truck turnaround. Another option might be to have the rear structure sprinklered. Mr. Melograno next asked about the width of the driveway being 20' and Mr. Amey stated that it is shown at 18' but reduces to 12' and Al Comly would be looking for 14'. Mr. Woodrow stated they will comply with the 14'.

A motion was made by Mr. Mayor to recommend this Land Development application to the Board of Supervisors based on the following conditions:

- 1) The record plans to show a 14' driveway all the way back to lots 1 & 2 with either a turnaround or sprinklers in the rear house;
- 2) Tree replacement and stormwater requirements to be addressed during the building permit stage;
- 3) Must comply or add a waiver for the driveway setback.

The motion was seconded by Mr. Beardsley, with a 5-0 vote.



**b. 712 Penllyn Pike
Bethlehem Baptist Church**

**#17-02LD
Parking Lot Expansion**

Present for the introduction of a parking lot expansion for the Bethlehem Baptist Church was Estelle T. Eberhardt from Irick, Eberhardt & Mientus, Inc. and Mr. Neil Stein from Kaplin/Stewart. Mr. Stein stated they recently went in front of the Zoning Hearing Board to seek relief for a side yard setback for additional parking spaces, which was approved by the board. Mr. Stein stated there are two driveways on Dager Rd. The one to the east will be restricted for emergency access only and there will be no change in the main access. Mr. Stein said there are currently five waivers noted in Gilmore's March 9th letter, but they are requesting an additional two for a total of seven. The first five waivers have to do with parking lot landscaping, and they will be adding a waiver for sidewalks and a waiver for parking 15' from the building.

Currently they have 172 parking spaces, will be removing 6 spaces and adding 70 for a net increase of 64 spaces. Mr. Melograno brought up lighting of the parking lot, particularly the lighting for the house on the property and wanted to know why these existing lights were not listed on their plan. Also, Mr. Melograno questioned why there is no lighting for the expanded lot? Mr. Stein said this issue can be resolved and suggested that the church put a timer on the lights for the main house so they are not shining on neighboring properties. Mr. Melograno stated that there should be some sort of lighting as far as a safety issue is concerned for the expanded parking lot. Mr. Twersky stated that any proposed lighting fixtures need to be on the

plan. Mr. Hersh stated that the board is recommending that the additional parking be lit. Mr. Twersky then brought up tree removal. Ms. Eberhardt stated that the trees along the existing driveway to the house will remain. Mr. Twerksy suggested a net neutral for the trees instead of a tree loss. Mr. Melograno brought up islands. He said the painted islands should be replaced with curbed islands to prevent confusion in the parking lot. Ms. Eberhardt stated that the plan will be revised to show curbed islands.

Mr. Melograno asked the applicant to come back next month with revised plans that show all site lighting, adding of curbed islands and a net neutral count for the trees.

Audience:

- a. Jack Slawson, 10 years old, who goes to Lower Gwynedd Elementary and resides at 860 Wooded Pond Rd. stood in front of the board with his Father and said that he is with an organization called PAC 173. Their assignment was to attend a government meeting. He just wanted to have acknowledgement that he did attend this meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 P.M. until the next regularly scheduled meeting on Wednesday, April 19, 2017 at 7:00 p.m.

Respectfully submitted,
Patty Furber,
Secretary