

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of April 19, 2017**

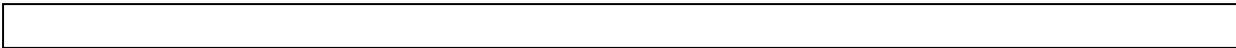
Present: Craig Melograno, Chairman
Herb Levy, Vice-Chair
Rusty Beardsley
Rich Valiga
Michael Twersky
Patricia Latimer

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

Absent: Joel Mayor

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: March 15, 2017

A motion was made by Mr. Beardsley seconded by Mr. Levy to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of March 15, 2017. The motion carried unanimously.



Subdivision/Land Development:

a. 712 Penllyn Pike
Bethlehem Baptist Church

#17-02LD
Parking Lot Expansion

Present for the discussion 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 sent revised plans to the Township that included a lighting plan with one parking spot removed as requested, also they added curbed islands instead of striped islands. Mr. Stein informed the board that the church had an electrician go out to their property to adjust the lights and add timers so that the lights would not be on all night. Mr. Melograno requested that the timers be looked at since he informed Mr. Stein that the lights are still on at 2:00 am. The representatives that were in the audience from the church said they would look into this. Mr. Melograno asked about Al Comly's comments from his email dated April 10, 2017 regarding access for fire vehicles to get in and out. Ms.

Eberhardt informed the board that there will be a one way configuration around the building as noted in Al's comments and requested signs will be installed.

Mr. Twersky then brought up tree removal. Ms. Eberhardt stated that they will be short by 20 trees. Mr. Hersh informed the board although being short by 20 full trees they are adding a buffer where asked and will have 2 shade trees per island and this meets the requirements. Mr. Melograno asked if the lighting is violating prior Zoning Hearing Board Decision and Orders. Mr. Stein said that they would be compliant with all decisions and orders that were rendered by the board.

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

- 1) The Township and applicant to investigate the lighting in the house, the storage shed and the timer for the lights must be resolved;
- 2) The applicant must comply with all Zoning Hearing Board decisions that have been levied on the property;
- 3) The applicant must comply with Al Comly's comments from his April 10th review letter.

The motion was seconded by Ms. Latimer, with a 6-0 vote.



b. Introduction of Land Development:

PFP Properties

537, 545, 601 N. Bethlehem Pike

Present for the Conditional Use application for 537-601 N. Bethlehem Pike was the property owner, Mr. Pete Penna, and his attorney, Mr. David M. Shafkowitz. Mr. Penna and Mr. Shafkowitz updated the board on their progress for their application. They received feedback from PennDOT, they have lined up with Roberts Road as requested by the Board of Supervisors, moved parking so there would be no street parking and the homes will be 2 stories instead of 3 stories. The stormwater basin has also been moved to the lowest part of the property. A few neighbors were in the audience and voiced concern over the lighting and stormwater management. The board and Mr. Hersh informed the neighbors that review letters are still pending and that their concerns should be addressed in the letters.

Mr. Melograno requested to Mr. Penna that his lighting and landscaping plans should be on separate plans instead of them being together on one. Mr. Penna agreed.

Mr. Penna said that he will await his review letters and revise his plans as requested in the letters. He is hoping to be back in front of the P.C. next month.



**c. Lower Gwynedd Township:
Lower Pike Overlay District; Amended Ordinance**

Mr. Amey explained to the board about the expansion of the Lower Pike Overlay District. It will be expanded north on Bethlehem Pike ending at the Norristown Rd. intersection, per the Board of Supervisors request. Mr. Amey explained that the amended ordinance will now prohibit drive-thru windows (relief will be required from the ZHB), it will add restaurants as a permitted use and will change “multi-family dwellings” to “townhouse dwellings” since multi-family would allow apartments. Mr. Tornetta of Dager Road asked the commission to consider reducing impervious cover, increasing buffers, and reducing allowable height in the Lower Pike Overlay District. The board requested a copy of the old ordinance be sent to them.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 P.M. until the next regularly scheduled meeting on Wednesday, May 17, 2017 at 7:00 p.m.

Respectfully submitted,
Patty Furber,
Secretary