

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
Minutes of January 17, 2018**

**Present:** Craig Melograno, Chairman  
Rich Valiga  
Patricia Latimer  
Rusty Beardsley  
Joel Mayor  
Michael Twersky

**Staff:**  
Ken Amey, Zoning Officer  
Jim Hersh, Gilmore & Associates

**Absent:** 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: November 15, 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 November 15, 2017. The motion carried unanimously.

**Reorganization of Planning Commission:**

- **Chairman:** A motion was made by Mr. Twersky, seconded by Mr. Beardsley to reelect Mr. Melograno as Chairman, and was unanimously approved.
- **Vice Chair:** A request was made by Mr. Melograno to elect Mr. Twersky as Vice-Chair, and was unanimously approved.
- **Secretary:** A request was made by Mr. Melograno to reelect Ms. Furber as Secretary; it was unanimously approved.
- **Vice-Secretary:** A request was made by Mr. Melograno to reelect Mr. McAnally and Ms. Worman as Vice-Secretary; it was unanimously approved.

**Subdivision/Land Development:**

**Introduction:**

- a. 1325 Gypsy Hill Rd.  
DeSantis Homes

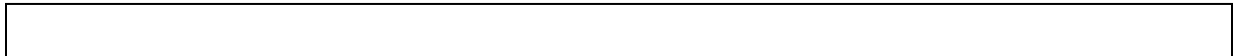
#18-01 LD  
Land Development

The applicants were represented by their engineer, Tim Woodrow. Mr. Woodrow explained that this 9.5 acre parcel is located in the A Residential district and that

public water and sewer are available. The plans call for a private cul-de-sac to be maintained by a homeowners association; stormwater management will also be maintained by the HOA.

The planning commission asked that a sidewalk or trail be provided along the private street if possible, as well as along Gypsy Hill Road. Mr. Melograno also asked that revised plans include a lighting plan and details of the entrance.

The applicants will return in February to address comments from the township engineer and fire marshal.

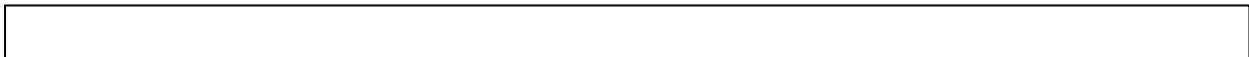


**b. 500 Houston Rd.  
Wissahickon Middle School-Addition**

**#17-06LD  
Land Development**

Present for the Land Development application for Wissahickon Middle School was Mr. Mark Buchvalt from T&M Associates, Mr. Robin Breslin, from Breslin Ridyard Fadero Architects, Mr. Gerry Moore and Mr. Wade Coleman from Wissahickon School District. Mr. Buchvalt explained that the MCPC review is clean and that the school district will comply with comments in the Gilmore Associates review letter. The remaining issues are temporary access, sprinklers, and emergency radio reception. Mr. Buchvalt noted that in order to facilitate access, all construction parking will be segregated, and deliveries will be scheduled to avoid times when the drop-off loop is busy. Mr. Moore has agreed to work with Mr. Comly to develop an acceptable schedule for completion of sprinklers throughout the building, and to install equipment to ensure emergency radio function in the middle school.

Based upon the preparation of a Memorandum of Understanding between the Township and the WSD to address life safety comments, and compliance with the comments from Gilmore Associates, a motion to recommend approval of this land development (including requested waivers) was made by Mr. Mayor, seconded by Mr. Beardsley and passed unanimously, with Mr. Twersky abstaining from the vote.



**b. Gwynedd Mercy University  
1325 Sumneytown Pike**

**#17-11 CU  
Conditional Use Application**

David Madary, engineer for GMU, explained that in order to build the proposed loop road through the northern part of the campus, it is necessary to encroach on the

required riparian buffer. Mr. Amey noted that the remedy for this encroachment is a conditional use hearing before the Board of Supervisors. The planners acknowledged the need for this roadway and agreed that this minor encroachment is unavoidable. Upon motion by Mr. Beardsley and second by Mr. Valiga, a recommendation for approval of the conditional use was passed unanimously.



**c. Gwynedd Mercy University  
1325 Sunnyside Pike**

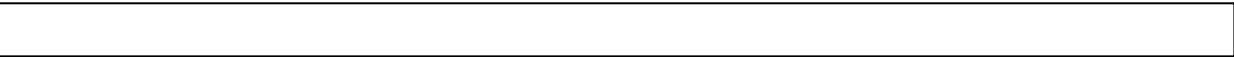
**#17-09LD  
Land Development**

Present for the continued discussion of Gwynedd Mercy University’s Land Development application was Kevin O’Flaherty, Vice President of Finance and Administration from Gwynedd Mercy University and David Madary, Sr. Project Manager from Derck & Edson. Al Comly, Lower Gwynedd Township Fire Marshal, was also in attendance.

Mr. Madary and Mr. O’Flaherty agreed that Mr. Comly’s comments will be handled as follows:

- 1. Drop-down bollards will be used, preferably without the need for locks.
- 2. GMU will provide yearly maintenance reports and flow data on hydrants.
- 3. “No Parking” signs will be installed as required by the Fire Marshal.
- 4. A new hydrant will be considered near the Hobbit House when possible.

A motion to recommend approval of this land development, including resolution of Mr. Comly’s comments as noted above, compliance with the Gilmore review comments, and including requested waivers, was made by Mr. Melograno. The motion was seconded by Mr. Mayor and passed unanimously.



**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:30 P.M. until the next regularly scheduled meeting on Wednesday, February 21, 2018 at 7:00 p.m.

Respectfully submitted,  
Patty Furber,  
Secretary