

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of January 16, 2019**

Present: Craig Melograno, Chairman
Michael Twersky, Vice-Chair
Rich Valiga
Joel Mayor

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

Absent: Patricia Latimer, Rusty Beardsley

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: September 19, 2018

A motion was made by Mr. Twersky and seconded by Mr. Valiga to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of September 19, 2018. The motion carried unanimously.

Reorganization of Planning Commission:

A motion was made by Mr. Mayor to keep the slate of appointed positions, as noted below, for 2019. The motion was seconded by Mr. Valiga and approved unanimously.

- **Chairman:** Mr. Melograno
- **Vice Chair:** Mr. Twersky
- **Secretary:** Ms. Furber
- **Vice-Secretary:** Ms. Worman

New Business:

1501, 1521 Sunnyside Pike and 1125 Evans Rd.	#18-07 RZ
Rezone/Text Amendment	Foulkeways at Gwynedd

Present for the Rezone/Text Amendment for Foulkeways was Christen Pionzio from HRMM&L, Tim Woodrow from Woodrow & Associates, Rick Collier from Land

Concepts, Mike Peasley, CEO of Foulkeways and Bill Durbin, Project Manager at Foulkeways.

Mr. Peasley began by summarizing Foulkeways' history and goals for the audience.

Ms. Pionzio then explained that Foulkeways has asked the Board of Supervisors to change the zoning of three parcels adjoining the Foulkeways site from their current designation of A-residential to MF-3A; they have also proposed a text amendment to the MF-3A District. Foulkeways has held "open houses" to allow their neighbors to view and discuss drawings illustrating the proposed changes to the campus, and within the past several days has met to discuss issues of concern to the neighbors.

Mr. Melograno began his comments by asking about fire safety, specifically in existing buildings. Ms. Pionzio noted that all new buildings would have sprinklers, fire alarms and standpipes, and Foulkeways has hired a consultant to suggest best practices for retrofitting the older buildings.

Mr. Twersky suggested that language regarding accessory buildings should be clarified to avoid confusion. He also mentioned that the neighbors on Oakhurst will look out on new units. Ms. Poinzio acknowledged that this is true, but pointed out that even under current A-residential zoning there could be new homes in the same area.

Mr. Woodrow spoke about wetlands, woodlands and other environmental constraints that he had to incorporate into the design. He noted that adjustments could be made once final engineering details are available during land development.

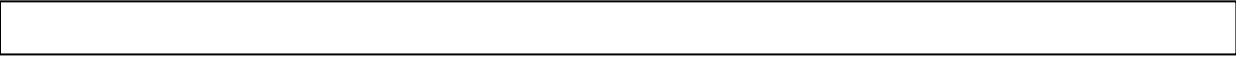
Mr. Twersky asked about timing of construction, and Mr. Peasley explained that the new residential units would be built first, followed by the new fitness center. They anticipate approximately 6-7 years to complete this project.

There were approximately twenty audience members present, most of whom were from Parsons Lane, Oakhurst, and Evans Rd. Comments from the audience focused primarily on the following:

- Setbacks and buffering from existing residences.
- Limiting density on the Peters tract.
- Reducing allowable height of new units.
- Clarifying and limiting types of accessory buildings.
- Limiting size and scale of new buildings, particularly along the Oakhurst properties.
- Potential increase in traffic volume.

Ms. Pionzio will work with the Foulkeways team to incorporate these comments into the plan and the text amendment, and will circulate the plan at least a week before the February 20th meeting.

Mr. Peasley thanked the Planning Commission and the residents for their comments. He intends to meet with the neighbors and return next month with a revised proposal.



Lower Gwynedd Township
Penllyn Woods Ballfield

Conditional Use

Mr. Amey explained that the Board of Supervisors has received a conditional use application to erect a scoreboard and batting cages at the ballfield in Pennlyn Woods. The proposal includes a request for two sponsor signs on the scoreboard and one each on the batting cages. This was discussed by the Building & Zoning Committee and they suggested that the Supervisors approve any signs before they are installed; otherwise the Committee had no objection. Mr. Melograno was concerned about similar signs on other fields in the township, and said that he would not object to these signs as long as we are not setting a precedent. The application was unanimously recommended for approval with a 4-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 9:20 P.M. until the next regularly scheduled meeting on Wednesday, February 20, 2019 at 7:00 p.m.

Respectfully submitted,
Patty Furber,
Secretary