

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
Minutes of March 5, 2019**

**Present:** Craig Melograno, Chairman  
Michael Twersky, Vice-Chair  
Patricia Latimer  
Rusty Beardsley

**Staff:**  
Ken Amey, Zoning Officer  
Ed Brown, Gilmore & Associates  
Patty Furber, B&Z Administrator

**Absent:** Joel Mayor, Rich Valiga

**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 16, 2019**

A motion was made by Mr. Twersky and seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of January 16, 2019. The motion carried unanimously.

**New Business:**

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

Back 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.

Ms. Pionzio explained to the commission that Foulkeways used comments from the January meeting and from the Oakhurst and Parsons neighbors to revise their text amendment and plan. They met with their neighbors on two different occasions and offered a compromise to attempt to minimize the impact of development on neighboring properties. Ms. Pionzio explained that the building height has been reduced to 30' with a 200' setback from the Oakhurst and Parsons properties. Ms. Pionzio further explained that they are proposing cottage style single houses on the

Peters tract. The only other structures permitted on the Peters property would be accessory buildings, and one parlor not to exceed 1200 square feet in area.

Residents of Parsons Lane were concerned about an entrance off of Evans Road and would like any access to Evans to be for emergency use only. Ms. Pionzio stated that the fire marshal wants that connection to Evans for public safety and it just makes good planning sense to have another entrance to the property. Mr. Amey noted that Evans Rd. is a state highway and any work would have to be approved by PennDOT. Mr. Melograno mentioned that PennDOT may want to see improvements at the Evans/Sumneytown intersection. Mr. Brown stated that a traffic study would be required when land development plans are submitted.

The neighbors on Oakhurst stated that they appreciated the effort that was put into these revisions but asked for three additional changes to the ordinance: They asked for a 170' setback from the centerline of the drive, a "type B" buffer along the Oakhurst properties, and a limit of 3 units/acre on the Peters tract. Ms. Pionzio agreed to add the driveway setback and the buffer requirement, but said she could not agree to the density request.

Dr. Fran Rhoades, a resident of Foulkeways, read a letter to the members of the board stating that this master plan is necessary for the future growth and expansion of Foulkeways. She expressed her deepest thanks to the Board of Supervisors, Township staff and the Foulkeways administration for all their hard work and dedication. She stated that this master plan has the full support of the Foulkeways residents.

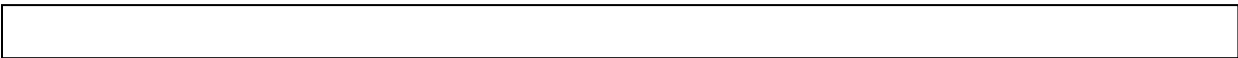
Mr. Melograno made a motion to recommend this Rezone/Text Amendment to the Board of Supervisors based on the following:

Text amendment must be revised to include the following conditions:

- 1) Change to a class "B" buffer along the Oakhurst properties;
- 2) Add a 170' setback from the Oakhurst property line to the centerline of the internal Foulkeways driveway;
- 3) The 30' building height on the Peters property is not to exceed two stories.

A draft should then be sent to Mr. Amey for his review and for submission to the County Planning Commission.

The motion was seconded by Mr. Beardsley and approved with a 4-0 vote.



**300 Brookside Ave.  
Ambler Yards**

**#19-02CU  
Conditional Use**

Present for the Conditional Use application for Ambler Yards was Christen Pionzio from HRMM&L, along with Matt Sigel and Ben Bergman from Ambler Yards.

Ms. Pionzio explained to the board that the applicants would like to modify their master plan to utilize a designated area in the parking lot for the farmers' market. The area would be used by local vendors on Thursday afternoons. They are also requesting permission to allow special events not only in the meadow, which was previously designated on the Master Plan, but also in the yard near the rail line. Ms. Pionzio explained that the meadow is all grass and is unusable in wet conditions, so the paved yard area would provide more flexibility for special events.

Mr. Twersky asked if any of the nearby residents received notices, since they will be impacted by the move. Mr. Amey explained to the board that notices will be mailed in advance of the Board of Supervisors hearing. Mr. Sigel informed the board that the distance to the houses across the tracks is over 100 feet.

Mr. Beardsley then asked if there have been any complaints regarding loud music. Mr. Sigel stated that there were no complaints so far mainly because they made sure to cut music back at 8pm even though music is allowed until 10pm. Mr. Greg Harth was in the audience and informed the board he lives nearby and was never bothered by the noise. Mr. Beardsley asked about food trucks in yard area? Ms. Pionzio said there was nothing in the ordinance regarding a limitation, but Mr. Sigel stated that they have a limitation with one of their tenants, the café. Mr. Amey asked if there would be food trucks in the farmer's market area and Mr. Bergman stated there would not be any this year.

Mr. Melograno wanted to know if any of the permitted special events were changing. Ms. Pionzio said that they are not; they are just being moved to new areas on the property.

Mr. Melograno made a motion to recommend this Conditional Use application to the Board of Supervisors conditioned upon residents receiving notification prior to the hearing before the Board of Supervisors on April 9<sup>th</sup>.

The motion was seconded by Mr. Beardsley and approved with a 4-0 vote.



**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:10 P.M. until the next regularly scheduled meeting on Wednesday, March 20, 2019 at 7:00 p.m.

Respectfully submitted,  
Patty Furber,  
Secretary