

MEETING MINUTES

JULY 6, 2009

1. Call to Order

The July 6, 2009 meeting of the Upper Gwynedd Township Planning Commission was called to order at 7:36 P.M. by Chairman, Samuel Miller.

Those present were:

Samuel Miller	Chairman
Duane Snyder	Secretary
John Klein	Member
Fred Ohntrup	Member
Robert Walker	Member
Tom Dyott	Member
Ken Weirman	Member
Kenneth Kroberger	Township Commissioner
William D. Lawrence	Code Enforcement Officer

2. Approval of Minutes of June 2, 2009

Mr. Miller asked for any questions or comments. Upon hearing none, a motion was made by Mr. Walker to approve the Minutes of the June 2, 2009 meeting. The motion was seconded by Mr. Ohntrup and unanimously passed.

3. Report of Commissioners Meeting

Commissioner Kroberger gave a report of the Board of Commissioners meeting of June 29, 2009.

The Board of Commissioners approved Ordinance 2009-04, an ordinance amending the Zoning Map attached to and incorporated in Chapter 195 of the Township Code to change the zoning classification of a tract of land containing 3.5 acres from R-2 Residential to C-Commercial. The tract consists of 1223, 1225, and 1233 South Broad Street.

The Board of Commissioners approved a waiver from Section 168-20D(2)(a), Section 168-22 and Section 168-23 of the Township Code requiring the construction of street widening, curbing and sidewalks related tot he Heimerdinger/Farmer Subdivision at 1927 E. Second Street in West Point.

The Board of Commissioners granted final approval of the Heimerdinger/Farmer Subdivision, with conditions.

4. Old Business

**A. North Wales Wastewater Treatment Plant
Elm Avenue**

Mr. Miller noted that there was no one from North Wales Water Authority in attendance but he read a letter dated May 27, 2009, received from North Wales Borough Manager, Sue Patton. Mr. Miller stated that the letter was written in response to a request by the Planning Commission that the Borough explain their intended use of Parcel "A" of the proposed subdivision. He advised that the letter indicated that the Borough planned to continue the current use of the site as a storage yard for stone, sand, and road materials, as well as soil for use in their park areas. Mr. Miller explained that Ms. Patton noted that the North Wales Borough had recently spread and rolled millings from the North Wales Water Authority's sanitary sewer/water upgrade project on Elm Avenue which resulted in a safer road at no cost to Upper Gwynedd Township taxpayers. Mr. Miller also noted that the millings had previously been stored on the site. Mr. Miller asked that the letter be made a part of the Minutes.

Mr. Klein noted that he had visited the site and it had been cleaned up and the use appears to be consistent with the letter. Mr. Dyott stated that he had also visited the site and there was also a small pile of debris which was most likely from a park project.

There was discussion relative to how to proceed since there was no representation of the North Wales Water Authority at the meeting. Mr. Weirman suggested that the matter be deferred. Mr. Lawrence stated that there were no substantive changes to be made on the plans and the letter addressed the concern of the Borough's use of Parcel "A". Mr. Kroberger advised that the residents would still have other forums at which they could express their concerns and ask questions, namely the Zoning Hearing Board and the Board of Commissioners Public Meeting.

After further discussion, Mr. Weirman reluctantly made a motion to recommend approval of the North Wales Water Authority's sewage treatment plant expansion and upgrade project and to recommend denial of the subdivision. The motion was seconded by Mr. Ohntrup and was unanimously approved.

5. NEW BUSINESS

A. Upper Gwynedd Township Act 537 Sewage Facilities Plan Revision

John Interrante, P. E., representing the Township, explained that the proposed revision to the plan consists of a diversion of some of the sewage flow from Merck and Co., Inc. which currently goes to the Upper Gwynedd Township Wastewater Treatment Plant, to the Upper Gwynedd-Towamencin Municipal Authority Plant. Mr. Interrante explained that the intent was to balance the flow between the Township's plant and UGTMA's plant which would give Merck more flexibility in their operations and less redundancy in utilities. Mr. Interrante gave an example that if Merck were manufacturing a batch of product, they do not want to have to stop due to a lack of sewage capacity.

Mr. Interrante advised that in order to divert the sewage flow, Merck would construct a new dedicated oversized sewer line from their site to the UGTMA plant. He explained that this would be necessary due to the fact that the existing lines are at capacity and have potential overflows.

Mr. Interrante stated that the plan revision had been advertised, sent to neighboring municipalities, the Montgomery County Health Department, The Montgomery County Planning Commission, and now the Upper Gwynedd Township Planning Commission. Mr. Interrante informed that each entity would have thirty days in which to submit their comments. He explained that after addressing any comments received, the plan revision would be submitted to DEP for approval.

There was discussion regarding financial impacts on the Township Sewer Plant and the customers and any effect on the operating of the Township's plant. Mr. Interrante indicated that the cost of treatment at the Township's plant would increase by \$18.00 per EDU and the cost of treatment at the UGTMA plant would have a corresponding decrease in cost of treatment per EDU of \$18.00. Mr. Interrante noted that whether this differential was passed on to the customers was a decision to be made by the Board of Commissioners. In regard to effects on the operation of the plant, Mr. Interrante indicated that there would be no negative effects and possibly positive ones. He advised that instead of operating three tanks, perhaps only two would be needed.

Mr. Miller asked for any further questions or concerns. Upon hearing none, Mr. Dyott made a motion to express the Planning Commission's concurrence with the Act 537 Sewage Facilities Plan Revision. The motion was seconded by Mr. Klein and was passed unanimously.

6. PUBLIC COMMENTS

There were no Public Comments.

7. ADJOURNMENT

There being no further business for discussion, a motion was made to adjourn. The motion was seconded and unanimously passed.

Respectfully submitted,

C. Duane Snyder
Secretary

The next Planning Commission Meeting will be on **Monday, August 3, 2009**