

## MEETING MINUTES

October 5, 2009

### 1. Call to Order

The October 5, 2009 meeting of the Planning Commission of Upper Gwynedd Township was called to order at 7:30 p.m. by Member, John Klein.

Those present were:

Duane Snyder	Secretary
John Klein	Member
Robert Schunke	Member
Fred Ohntrup	Member
Thomas Dyott	Member
Ken Weirman	Member

### 2. Approval of Minutes of July 6, 2009

Mr. Klein asked for any questions or comments relative to the July 6, 2009 Minutes. Hearing none, upon motion of Mr. Schunke, seconded by Mr. Ohntrup, the Minutes of July 6, 2009 were unanimously approved.

### 3. Report of Commissioner's Meeting

Due to Commissioner Kroberger and Code Enforcement Officer, Bill Lawrence not being in attendance, the Report of the Commissioner's Meeting was deferred until the next Planning Commission Meeting.

### 4. OLD BUSINESS

There was no Old Business.

### 5. NEW BUSINESS

#### A. Sweeney Land Development Sketch Plan 180 Wissahickon Avenue

Brad Aurand, Engineer, presented a sketch plan where the applicant was proposing to construct a one-story, 25,000 square foot industrial building, the associated parking, and a storm water management basin on an existing vacant wooded lot. Mr. Aurand stated that the site was located in the LI-Limited Industrial Zoning District.

Mr. Aurand advised that all Zoning and Engineering Staff comments would be met. However, Mr. Aurand did note that there were two issues in which he needed clarification on and would contact Mr. Lawrence in order to find out how the Township would like them handled. He stated that there was comment made relative to

the location of the loading docks needing to be either on the side or rear of the building. Mr. Aurand advised that due to the layout of the building on the property it was difficult to determine what would be considered the side of the building.

Mr. Aurand informed that he would need clarification relative to the dedication of right-of-way. He noted that the right-of-ways for other buildings north and south of the property did not appear to be consistent. Mr. Aurand advised that both properties on either side have sidewalks and curbing and 180 Wissahickon Avenue does not so the clarification was also required so that the sidewalk is correct with the curbing.

On behalf of the Site Review Committee Mr. Schunke advised that due to the site being wooded they were only able to walk the perimeter of the property. He noted that the zoning on the plan listed the property as I-Industrial and should be LI-Limited Industrial. Mr. Klein suggested consideration be given as to where the trash dumpsters would be located as well.

Mr. Aurand asked if there was a storm water problem in the vicinity of Dickerson Road and Wissahickon Avenue. Mr. Klein recommended contacting Mr. Lawrence at the Township to assist in this matter.

Resident Greg Katucki, owner of a business located at 197 Wissahickon Avenue, expressed concern relative to the dog-leg on Wissahickon Avenue. He feels this was dangerous due to the fact that people use this area as a short cut to get to the train station. Mr. Aurand advised that Wissahickon Avenue would be widened which would alleviate this issue.

Mr. Katucki suggested that a berm be built with trees planted on it along Dickerson Road in order to keep it quieter for the residents across the railroad tracks. Mr. Aurand explained that there was no desire to remove the trees currently there to build a berm and plant new trees.

Mr. Katucki noted that water drains along Wissahickon and does create an issue. Mr. Aurand stated that the drainage would be improved with the work that would be done.

Mr. Klein reported that since this was a sketch plan no action was needed.

**6. PUBLIC COMMENTS - None**

**7. ADJOURNMENT**

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

Respectfully submitted,

Duane Snyder  
Secretary

Approved: February 1, 2010