

April 5, 2010

1. Call to Order

The April 5, 2010 meeting of the Planning Commission of Upper Gwynedd Township was called to order at 7:30 p.m. by Chairman, Samuel Miller.

Those present were:

Samuel Miller	Chairman
John Lancaster	Vice-Chairman
Duane Snyder	Secretary
John Klein	Member
Bob Walker	Member
Chuck Testa	Member
Ken Weirman	Member
William D. Lawrence	Code Enforcement Officer

2. Approval of Minutes of March 1, 2010

Mr. Miller advised that the Minutes of March 1, 2010 had been distributed previously via e-mail and asked for any questions or corrections. Upon hearing none, Mr. Walker made a motion to approve the Minutes. Mr. Klein seconded the motion and it passed unanimously.

3. Report of Commissioner's Meeting

On behalf of Commissioner Santi, Mr. Lawrence gave a report of the Board of Commissioners meeting of March 22, 2010.

The Board of Commissioners approved Genuardi Market's request for waivers relative to the construction of roadway improvements associated with their land development plan. In lieu of construction Genuardi's agreed to contribute the cost of the improvements to the Township which will construct the improvements as part of the Phase 2 Sumneytown Pike Widening Project. The Board of Commissioners also approved waivers relative to open space between parking spaces and the wall of the building and aisle widths in the parking lot. In addition, the Board of Commissioners granted final approval of Genuardi's land development plan, subject to conditions.

The Board of Commissioners approved ABH Builders' request for the following waivers with respect to its desire to construct a single-family detached dwelling on a non-conforming lot on Elm Avenue:

- A. Waiver from Section 168-19B(1) of the Subdivision and Land Development Code to permit access to the lot through an unimproved and undedicated street.
- B. Waiver from Section 168-27A of the Subdivision and Land Development Code to allow private well for the water supply.

4. OLD BUSINESS

There was no old business.

5. NEW BUSINESS

A. Request for Change of Zoning Classification Mr. & Mrs. Vincent Paone 870 & 872 Sumneytown Pike

Jason Smeland, Engineer for the applicants, indicated that they were seeking a zoning change from R-2 Residential to R-3 Residential and reported that the properties consisted of 4.72 acres which was slightly less than the five acres required for an R-3 Residential Development. Mr. Smeland reported that consideration was given to the surrounding properties and that there had been discussions with the abutting neighbors. The applicant would like to eventually build five single family homes and fifteen townhomes. Mr. Smeland advised that the single homes would be at the front of the property and the townhomes would be toward the rear and also be limited to three attached unit clusters which would allow them to sell better.

Mr. Miller questioned why the applicant would prefer R-3 Residential and not keep it R-2 Residential. Mr. Smeland explained that there were three commercial plans that had been proposed previously. He also explained that this property would be difficult to develop as R-2 Residential. Mr. Smeland advised that R-3 Residential works well as a transition without a large impact. Mr. Smeland also advised that R-3 Residential requires a minimum of five acres and would need to go to the Zoning Hearing Board for a minor variance. He noted that he believed it would be approved.

Mr. Smeland advised that the Township review was good but that Montgomery County recommended BP-Business Professional Zoning. Mr. Smeland stated that the County recognizes the difficulty in developing the property as R-2 Residential and feels the impact on Kristin Circle would not be favorable.

On behalf of the Site Review Committee Mr. Dyott read a letter from Mr. Weirman stating that there was concern relative to the left turn onto Broad Street and that there was a need to research the traffic pattern. Mr. Dyott stated that both he and Mr. Weirman feel this would be a good transition.

Mr. Walker stated that he felt the plan was advantageous but was unsure whether R-3 Residential or R-4 Residential would be better. Mr. Walker noted that either one would require a variance for the acreage. Mr. Smeland stated that the R-4 Residential consisted of smaller lots and would be found in a borough or village. He stated that this site did not seem appropriate for R-4 Residential.

The following residents were in attendance:

Charles Kindt
1617 Kristin Circle

Thomas Russell
1613 Kristin Circle

Harrison Yerger
878 Sumneytown Pike

The following concerns were expressed:

Drainage, the visual impact, loss of trees, traffic and lighting.

Mr. Miller explained that the applicant would need to work with the Township Engineer in regards to water drainage. It was also explained that in R-3 Residential the maximum building height was 28 feet.

Mr. Miller asked for any more questions or comments. Mr. Lancaster suggested consideration be given to construct the single family homes near Kristin Circle to assist in the visual impact of the development. There was brief discussion relative to the amount and type of homes that would be constructed.

Mr. Lancaster made a motion to table the zoning change request until the next Planning Commission Meeting. Mr. Weirman seconded the motion and it passed unanimously.

**B. Preliminary Plan of Subdivision
Mr. David Caracausa
445 West Prospect Avenue**

David Caracausa advised that this proposed plan was located on the south side of West Prospect Avenue. He noted that zoning was R-2 Residential and there was public sewer and water. He explained that he would like to subdivide the current property into two parcels. One parcel would be 1.7 acres and the other one would be 1.69 acres. Mr. Caracausa stated that he was looking for the lowest impact to the neighborhood in developing the property. He noted that the lot sizes would be three times over what was required by code. Mr. Caracausa explained that the homes would be custom built so there was no conceptual plan at this time. He also noted that he was unsure where the homes would be placed but believes they would be at least 50 feet from the front property line. Mr. Caracausa reported that all Township zoning, engineering and general comments would be met.

On behalf of the Site Review Committee Mr. Walker stated that the plan meets the criteria and would protect the neighborhood from future subdivision. Mr. Weirman requested that the older trees be preserved and felt this proposal was a good fit in the neighborhood.

The following residents were in attendance:

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| Kevin & Brenda Belcher
475 W. Prospect Avenue | John & Marlyn Long, Jr.
520 W. Prospect Avenue | Jeffrey & Maureen Kohler
476 W. Prospect Avenue |
| Christine McDade
490 W. Prospect Avenue | Mark Smith & Deborah Stone
502 W. Prospect Avenue | Paul Harmony
420 W. Prospect Avenue |
| Donald Sortman
417 W. Prospect Avenue | Linda Peterman
588 W. Prospect Avenue | |

The following concerns were expressed:

No sidewalks and curbs, water issues, placement of homes, and preservation of trees.

Mr. Caracausa stated that in the past waivers for sidewalks and curbs had been granted by the Township. Mr. Miller noted that given the nature of the surrounding area those waivers should be granted.

Mr. Walker questioned if something could be added to the deeds stating that the homes would need to be placed more than 50 feet from the front property line. Mr. Caracausa stated that he had no issues adding that to the deeds.

Mr. Caracausa stated that he would keep as many trees as possible during the development of these proposed properties. However, he advised that once the owner takes possession he can not stop them from cutting any trees down.

Mr. Miller asked for any further questions or comments. Upon hearing none, Mr. Walker made a motion to recommend approval to the Board of Commissioners and suggested that a Restrictive Covenant be added so

that the set back from the road would be 50 feet or more. Mr. Lancaster seconded the motion and it passed unanimously.

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

The next Planning Commission Meeting will be on Monday, May 3, 2010.