

**JUNE 8, 2010**

The June 8, 2010 Planning Commission Meeting was called to order at 7:32 p.m.. Those present were:

Samuel Miller	Chairperson
John Lancaster	Vice Chairman
C. Duane Snyder	Secretary
John Klein	Member
Robert Schunke	Member
Robert Walker	Member
Thomas Dyott	Member
William D. Lawrence	Code Enforcement Officer
Ken Kroberger	Township Commissioner

**1. Approval of Minutes of May 3, 2010**

Mr. Miller asked for any additions or corrections relative to the Minutes of May 3, 2010 which had been circulated by e-mail. Upon hearing no additions or corrections, Mr. Walker made a motion to approve the Minutes. Mr. Klein seconded the motion and it was unanimously passed to approve the Minutes of May 3, 2010.

**2. Report of Commissioners Meeting of May 24, 2010**

Mr. Kroberger reported on the Commissioners Meeting of May 24, 2010.

The Board of Commissioners granted final approval of the Caracausa Subdivision at 445 West Prospect Avenue, with conditions.

The Board of Commissioners authorized the preparation and advertisement of an ordinance to change the zoning classification of 4.60 acres of land located on Sumneytown Pike from R-2 Residential to R-3 Residential.

The Board of Commissioners approved J. F. Shea Construction, Inc.'s request for a waiver from Section 113.1 of the Township Code to utilize heavy equipment perform work on the Morris Road Turnpike Bridge after normal construction hours.

**3. Old Business**

**A. Donald Dion Tract  
937 & 957 Morris Road - Proposed Zoning Classification**

Attorney George Ozorowski reminded that the applicant had previously been recommended by the Planning Commission to have the zoning for 937 and 957 Morris Road changed from RO - Residential Office to TH -

Townhouse. Due to the fact that the Zoning Hearing Board denied a variance request for tract area, the site could not be re-zoned to TH - Townhouse. Mr. Dion then submitted a plan for office uses on the property in compliance with the RO - Residential Office zoning classification. Mr. Ozorowski explained that the applicant had re-reviewed the plan and believed that the zoning would be consistent with neighboring properties if it were zoned R3 - Residential.

Jason Smeland, engineer, explained that zoning variances for TH - Townhomes could not be granted and the R3 - Residential was a better fit. Mr. Smeland advised that some townhomes that were originally planned were going to be replaced with single homes and there would be twenty-one townhomes. He noted that this would meet the minimum acre requirement but also expects that the applicant may need to apply for a few waivers.

Mr. Smeland advised that discussions have taken place with the residents in Ryan's Run and they are happier with the new plan. He reported that this plan would also be better from the traffic standpoint as there would be less since the plan was to have only residential buildings.

On behalf of the Site Review Committee, Tom Dyott reported that the new plan was better in regards to consistency with the Ryan's Run development. He felt this was a reasonable use.

Mr. Klein questioned what it would be like in the proposed development in regards to noise from the turnpike. Mr. Smeland advised that there was a sound wall being built and the noise would be cut down tremendously. In response to Mr. Walkers question as to the length of the wall, Mr. Smeland explained that it would extend across most of the property and there would be trees to assist as buffers.

Mr. Lancaster questioned if the Ryan's Run Association submitted a letter stating they approved of this new plan. Mr. Smeland stated that he was under the impression that a letter should have been sent to the Board of Commissioners stating they were in agreement. Mr. Lawrence presented the letter from Ryan's Run President, Linda Lunger.

Mr. Miller asked for any further questions or concerns. Upon hearing none, Mr. Klein made a motion to recommend approval to the Board of Commissioners to change the zoning of 937 and 957 Morris Road from RO - Residential Office to R3 - Residential. Mr. Lancaster seconded the motion and it passed unanimously.

**B. Sweeney - Land Development  
180 Wissahickon Avenue**

Brad Aurand, engineer, advised that a 24,000 square foot warehouse would be built in a LI - Limited Industrial zoning district. Mr. Aurand reported that the plan meets all requirements and should there be anything additional, the applicant would comply. Mr. Aurand noted that he was still waiting for comments about the stormwater report. Mr. Lawrence stated that there would be no major impact to the layout of the plan and the report was forthcoming.

Mr. Miller questioned if the County comments were received and if there were any issues. Mr. Aurand confirmed that the comments were received and there were no issues.

On behalf of the Site Review Committee, Mr. Klein reported that the plan looked good. He suggested that the handicap parking be located closer to the entrance. Mr. Klein also reported that there appeared to be metal rods dumped on the property and they needed to be cleaned up.

Mr. Dyott stated that the use appears consistent with neighboring properties. He noted that the plan met all zoning requirements.

Mr. Miller asked for any further questions or comments. Upon hearing none, Mr. Dyott made a motion to recommend approval to the Board of Commissioners for this land development plan. Mr. Lancaster seconded the motion and it passed unanimously.

**4. New Business**

There was no new business.

**5. Public Comments - There were no Public Comments**

**6. Adjournment**

Mr. Miller asked for any further questions or comments. Upon hearing none a motion was made to adjourn. The motion was seconded and it passed unanimously.

Respectfully submitted,

C. Duane Snyder  
Secretary

The next Planning Commission Meeting is scheduled for Tuesday, July 6, 2010 at 7:30 pm.