

May 3, 2010

The May 3, 2010 meeting of the Upper Gwynedd Township Planning Commission was called to order at 7:35 p.m. by Chairman, Samuel Miller.

Those present were:

Samuel Miller	Chairman
John Lancaster	Vice-Chairman
Duane Snyder	Secretary
John Klein	Member
Thomas Dyott	Member
Ken Weirman	Member
Charles Testa	Member
Sally Slook	Assistant Township Manager
Kenneth Kroberger	President of Commissioners

2. Approval of Minutes of April 5, 2010

Mr. Miller asked for any questions or comments. Mr. Dyott advised that he was not at the April meeting and that it was Mr. Weirman who read Site Review comments from Mr. Dyott. Upon hearing no further comments, a motion was made by Mr. Schunke to approve the Minutes of the April 5, 2010 meeting with corrections. The motion was seconded by Mr. Weirman and unanimously passed.

3. Report of Commissioners' Meeting

Mr. Kroberger reported on the April 26, 2010 Commissioners' Meeting.

The Board of Commissioners granted Campisi Construction, Inc. a six-month extension of the Development Agreements related to its June 7, 2005 Plan for Subdivision of 620 Jones Avenue. The new Agreements will expire on November 8, 2010.

4. Old Business

**A. Lauman/Paone Tracts
Change of Zoning Classification from R-2 Residential to R-3 Residential**

Mr. Smeland reminded that the applicant was requesting an R-2 Residential zoning be changed to R-3 Residential. He advised that a meeting did take place with the neighboring residents of Kristin Drive in order to address their concerns.

There was discussion relative to storm water management. Mr. Smeland explained that when it rains there was a lot of run off water going towards Kristin Circle. Mr. Miller questioned if this was something that would be worked on with Township Engineer, Art Boesler and Mr. Smeland confirmed that it was. Mr. Smeland advised that there would be storm sewer inlets installed and while it may not fix every problem any issues from the applicant's property would be addressed.

Mr. Smeland advised that another concern was lighting. He noted that there would be driveway lights installed as well as a light at the intersection. Mr. Smeland stated that accommodations would be made for the Kristin Circle residents so that the lighting would not be an issue.

Mr. Miller noted that Tax Block 53, Unit 4 was added to the plan and questioned if the applicant now owned that property. Mr. Smeland advised that there was an agreement that the owner of Tax Block 53, Unit 4 would cooperate with the subdivision process. He advised that this property was currently a non-conforming duplex use and by agreeing to this zoning change to R-3 Residential, it would become conforming. Mr. Smeland advised that by adding this property the applicant now has the required five acres. There was discussion relative to a garage on the property that would remain there.

Mr. Miller questioned if there was any documentation from the property owner of Tax Block 53, Unit 4 and Mr. Smeland informed that an agreement would be signed before the applicant goes before the Board of Commissioners for final approval.

Mr. Klein questioned where the access point was for block 53 and Mr. Smeland reported that there was a driveway off of Sumneytown Pike and was intending on not altering the property in any way. In response to Mr. Millers question relative to the distance between the driveway and Kristin Circle, Mr. Smeland advised it was approximately 120 feet.

Mr. Smeland informed that the townhouses would now be in the front of the property and the single homes towards the back. Mr. Smeland explained that the rear yards were larger.

Mr. Smeland reported that in R-3 Residential zoning buffering was not a requirement but would however be installed between the property lines. He advised that six feet trees were required but that eight to ten feet would be planted. Mr. Smeland stated that the adjacent property owners requested specific types of trees and the applicant would like to fulfill that request as long as the type of trees made sense and were affordable.

Mr. Lancaster questioned if the applicant was still intending to build twenty-one units, fifteen townhomes and six singles. Mr. Smeland advised that there would be between twenty-one and twenty-three units with the single homes remaining at six units.

Resident Charles Kindt of 1617 Kristin Circle asked if there could be documentation from the Board of Commissioners stating that the property of Tax Block 53, Unit 4 not be developed. Mr. Miller advised that there was regulations relative to impervious coverage and as long as the applicant complies with those regulations the Township could not interfere.

Resident Tom Russell of 1613 Kristin Circle expressed concern relative to the number of buildings that would be allowed to be constructed and if someone could remove the garage on the other property and build on it. Mr. Smeland advised that the agreement with those owners would bind them to the same regulations for building that the applicant was following. Mr. Miller advised that the owner would have to come before the Planning Commission and the Board of Commissioners for approval. Mr. Smeland noted that the density would not allow any additional construction. Mr. Kroberger ensured that the Board of Commissioners would review this plan prior to approving it so that all possibilities of how it could be developed would be taken into consideration.

Mr. Miller asked for any further questions or concerns. Upon hearing none, Mr. Weirman made a motion to recommend approval to the Board of Commissioners for the zoning to be changed from R-2 Residential to R-3 Residential, contingent on the agreement with the property owner of Tax Block 53, Unit 4 be provided and a letter from that owner accepting the zoning change from R-2 Residential to R-3 Residential. Mr. Lancaster seconded the motion and it passed unanimously.

5. New Business

A. Proposed Revision to the Upper Gwynedd Township Act 537 Sewage Facilities Plan

Mr. Interrante, Township Engineer, informed that this was the planning portion required by the Department of

Environmental Protection that involves the Upper Gwynedd Township Wastewater Treatment Plant and the North Wales Wastewater Treatment Plant. He advised that the plan was to phase out the North Wales Wastewater Treatment Plant and have all the flow diverted to the Upper Gwynedd Township Wastewater Treatment Plant. Mr. Interrante informed that there was enough capacity at the Upper Gwynedd Wastewater Treatment Plant and the North Wales Wastewater Treatment Plant was in need of costly repairs.

Mr. Interrante informed that North Wales Water Authority would need to demolish their sewer plant leaving an operational pipeline that would flow from one end to the other end. Mr. Interrante explained that there would be five elements of construction that would need to be completed. Mr. Interrante briefly went over these steps.

Mr. Klein questioned the impact of the fees for service and Mr. Interrante reported that it would bring in additional revenue for the Township. Mr. Kroberger reported that the borough residents would be charged a percentage. He explained that a portion of the bill goes towards the infrastructure and the other portion goes towards the processing and the borough residents would be charged the processing portion. Mr. Kroberger advised that the cost that North Wales Water would have incurred to bring their present plant up to DEP code would have been more costly than having the flow diverted to Upper Gwynedd Township Wastewater Treatment Plant.

Mr. Interrante reported that the Township was working in conjunction with State Representatives in order to obtain funding to assist in this endeavor. He noted that documentation would be drawn up and both Upper Gwynedd Township and North Wales Borough would need to sign them. In response to Mr. Weirman's question as to the possibility of North Wales Borough not wanting to comply, Mr. Kroberger stated that the economic detail has been worked out and agreed upon.

There was brief discussion relative to grants and funding for this project.

Mr. Lancaster questioned if the North Wales Wastewater Treatment plant would continue to operate as this change takes place and Mr. Interrante confirmed it would continue operations. Mr. Lancaster then asked if that was acceptable since they were under a time limit to meet DEP regulations. Mr. Interrante stated that they were still under a time limit but some forbearance would be granted as long as this plan was progressing.

Mr. Miller asked for any further questions or concerns. Upon hearing none, Mr. Lancaster made a motion to recommend approval to the Board of Commissioners for the revision of the Upper Gwynedd Township Act 537 Sewage Facilities Plan.

6. PUBLIC COMMENTS

There were no Public Comments.

7. ADJOURNMENT

Since there was no further business for discussion, a motion was made to adjourn. The motion was seconded and it passed unanimously.

Respectfully submitted,

C. Duane Snyder
Secretary

Approved June 8, 2010

The next Planning Commission Meeting will be on **Tuesday, June 8, 2010**