

Upper Gwynedd Township

Planning Commission

P. O. BOX #1 ● WEST POINT, PA. 19486

January 7, 2019

The January 7, 2019 Planning Commission Meeting was called to order at 7:30 pm. In attendance were:

Kathryn Carlson	Secretary
Gilbert Silverman	Member
Ken Weirman	Member
John Tierney	Member
Scott Bachman	Member
Chris Carroll	Member
Kenneth Amey	Assistant Zoning Officer
Colleen Tronoski	Recording Secretary

1. Call to Order

The January 2019 Planning Commission was called to order by Mrs. Carlson at 7:30 pm.

2. Approval of Minutes of December 3, 2018

Mrs. Carlson, asked for any questions relative to the Minutes of December 2018, which had been circulated by email. Mr. Weirman made a motion to approve the Minutes. Mr. Carroll seconded, and the motion was unanimously passed to approve the Minutes of December 3, 2018.

3. Reorganization of 2019 Planning Commission

The reorganization has been postponed until the February Planning Commission Meeting.

3. Report of Commissioners Meetings

Mrs. Hull stated that the Board recognized Peg Poirier for 15 years of service with the Police Department, Lee Honeywell for 40 years with the Wastewater Treatment Plant and thanked Stewart Greenleaf and Kate Harper for their years of service. The Board approved the Budget, the Pool Budget, and talked more about appointments. She noted that they are still reviewing resumes to fill the vacancy on the Planning Commission. They approved two (2) Ordinances. They were the Sumneytown Pike Overlay District and the final Land Development approval for Coloron.

4. Old Business

A. Short Term Rental Ordinance

Mrs. Carlson stated that this item has been discussed at past meetings. She asked if anyone had anything to add. Mr. Weirman noted that they are looking for a list of options and suggestions of alternative paths rather than having a single Ordinance to act upon and looking for staff to provide that. Specifically, what are the implicit liabilities that we could incur by doing anything or with any of the options that might be suggested.

Mrs. Carlson agreed with Mr. Weirman. She stated that she would like some information from the Township Solicitor regarding the standards of liability for the Township and what responsibilities the Township would have. She noted that there should be a caselaw that could provide information.

Mr. Amey agreed. He believes the Planning Commission needs to know what the liability implications would be for the Township before sending anything to the Board of Commissioners.

Mr. Silverman added that supplementing Dave Onorato's suggestions should take into account what the obligation is for people who want to rent for safety, protection, and wellbeing of their guests. Mr. Silverman also stated that local governments may want to collect taxes.

B. New Comprehensive Plan

Mrs. Carlson noted that Mr. Silverman, Mr. Tierney and herself were present at the last meeting. Mr. Silverman stated that subcommittees and committees are still not formed to carry out the data gathering and putting information together that's necessary to build the comprehensive plan. They did have an exercise where they were asked what was important to the Township for the Comprehensive Plan. There were four (4) main categories, environment, community character and assets, transportation and economic development. Mr. Silverman stated that the public is being invited to a Workshop meeting on Wednesday February 20, 2019 at 6PM. The public will have an opportunity to express their views about what direction the Township should take. Mr. Tierney added that a definition of what the Comprehensive Plan is should be provided.

5. New Business

A. West Prospect Avenue Subdivision

This item will be held for next month.

6. Public Comments

None.

6. Adjournment

There being no further business for discussion, Mrs. Carlson asked for any further questions or comments. Upon hearing none, Mr. Weirman made a motion to adjourn. The motion was seconded by Mr. Carroll and unanimously passed. The meeting was adjourned at 7:45 PM.

Respectfully submitted



Kathryn Carlson
Secretary

January 18, 2019

Subject: West Prospect Avenue Subdivision Site Visit

A five-unit single-family detached development is planned at the 3.35 acre-site located on West Prospect Avenue and Fairview Avenue. The property is owned by the St. Rose of Lima Catholic Church located on 428 S. Main Street in North Wales. Most of the property is used as a baseball field. The developer is Deluca Homes, and the A&E firm is Edward B. Walsh and Associates. Adam Brower of the A&E firm accompanied us on the visit.

A significant area alongside the ball field and toward the rear of the ball field are wetlands, which will be retained as part of the development. A significant portion of the wetlands area will reside in Lot No. 1.

We resolved with Mr. Brower a number of points that were identified in a prior review of the plan, as discussed below:

1. SWM system in Lot 1 should be labelled as Lot 1 SWM, not no. 5.
2. The swale arrangement proposed between Lot2/3 will be a rain garden, and serve as part of the SWM system for these lots.
3. The Lot 4 SWM will accommodate the run-off from Lot 5.
4. Lots 1, 2 and 4 have PVC Roof Drains, whereas Lots 3 and 5 do not. The reason is that the proposed topography for Lots 3 and 5 will easily accommodate the run-off from these roofs toward the adjacent SWM systems.
5. An easement may be required for the run-off underground pipe that will cross from the Lot 4 SWM to Lot 3 water inlet.
6. There was no information available about the experience of water runoff/stagnation at the location, especially the ball field.
7. What appears as a rock construction entrance for the driveways is a substrate, not a top surface.
8. The pumped water filter bag is to be used during the construction phase to minimize possible contamination and soil erosion due to uncontrolled distribution of polluted water during storms.
9. A utility pole that is situated on the proposed sidewalk will have to be relocated or the sidewalk will have to go around it.
10. Mr. Brower indicated that the proposed SWM systems and effect of the development on the wetlands will be addressed with the local Water Conservancy District.

Aside from the results of the T&M Associates' review, not yet submitted, we did not find any major issue that would prevent the development from being approved.

Respectfully submitted,

John Lancaster
Chris Carroll
Gil Silverman