

August 22, 2013

The monthly meeting of the Lower Moreland Township Planning Commission was held on the above date in the meeting room of the Township Municipal Building. Present were Messrs. Hamburger, Chapman, Mayer, Frey, Rubin, Mrs. Friedrich Fogel, Mrs. Souder, Planner Gabriel, Engineer Woodrow, Commissioner Kuritz, Township Manager Hoffman, Assistant Manager Guertin and Clerk Matyas.

Chair Friedrich Fogel called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited.

The minutes of the June 27, 2013 Planning Commission meeting were approved with minor changes.

**SD 13-02 Walsh/1200 Calvin Road-Sketch Plan** presented by Mr. Gary Tilford, PLS, Charles E. Shoemaker, Inc., talked about the property noting there was a previous sketch plan submittal for a Nursing Home. Mr. Tilford noted the property is on Calvin Road which is a private driveway and there is an existing home on the property along with a large pond. Mr. Tilford talked about the alluvial soils and steep slopes that affect the property. Mr. Tilford noted that this property was used as a day camp for many years so there are a number of outbuildings.

Mr. Tilford talked about the current application being a cluster development subdivision with 11 single-family homes. Mr. Tilford noted that cluster development subdivisions have smaller lots and more open space. He also noted that a Homeowners Association would be responsible for open space and private road (Calvin Road). Mr. Tilford explained that with a cluster design public water and sewer are required. Mr. Tilford noted that this parcel of land is not included in the Township's sewer module so the plan would need to be added.

Mr. Tilford explained that the Township Fire Marshal recommended two fire hydrants for this plan and there is an emergency access to Paper Mill Road through a driveway in the back of the property. Mr. Tilford talked about the Montgomery County Planning Commission (MCPC) review letter, there is an additional overflow parking area that MCPC would like kept as open space. MCPC talked about steep slopes and whether the plan could be carried out with all the homes proposed. Mr. Tilford noted that the steep slopes in question are manmade and are not subject to the steep slope ordinance. Mr. Tilford noted the MCPC talked about stormwater issues which carried over from the previous submission and the area in question will not be touched with this plan.

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Mr. Tilford talked about the review letter from Tim Woodrow, Township Engineer, who also commented about the steep slope issues and that it was premature at this time, also noting the need for stormwater management. Mr. Tilford talked about Calvin Road not having curbs or sidewalks and any improvements would need approval by all the neighbors.

Mr. Tilford talked about the review letter from Steve Gabriel, Township Planner, who noted private streets are only allowed in the LL Residential District and a private street can only have 8 homes. This proposal is in the L Residential District and could have up to 17 homes.

Mr. Tilford talked about subdivision issues that need to be addressed for the next level in the process but the applicant is looking for an overall opinion on the concept presented with the understanding that more information would need to be provided moving forward.

Mr. Woodrow went over his letter noting the cluster development is a good fit for this property but there are hurdles to overcome including sewer design, clarification of ownership of the private road, memorialized by all neighbors. This would include snow plowing, parking, and maintenance of road. Mr. Woodrow stated that steep slopes would need to be reviewed in more detail.

Mr. Gabriel talked about a previous proposal to refresh the memory of the members on the Planning Commissions. He spoke of the challenges with steep slopes and stormwater management. Mr. Gabriel explained that the cluster design pushes all open space together.

Mr. Hamburger asked if all 11 new homes will have public water and sewer. Mr. Tilford replied yes it is required. Mr. Hamburger understands this is the early stages of the plan but would like to see the Sewer Authority letters approving the sewer at the later stages of this project. Mr. Hamburger talked about the bad intersection at Calvin Road and Huntingdon Pike which have not been addressed.

Mrs. Friedrich Fogel asked Mr. Woodrow if PennDot would get involved in intersection issues. He replied yes, noting there could be some improvements needed.

Mrs. Souder asked if all the homes would be clustered together. Mr. Tilford showed Mrs. Souder where all the homes were located around the property.

Mr. Woodrow talked about how the cluster design allows for more open space, creating smaller lots.

### Public Comment

Mr. Chris Peppleman, 1151 Country Lane, noted he has a piece of property south of Calvin Road with 3 apartments and a commercial garage which access Calvin Road. He noted that he wants to develop his property in the future and asked if he would be granted access to Calvin Road. Mr. Woodrow replied he didn't know, and that the neighbors of Calvin Road would have to get together for an agreement on the private road issues.

Mrs. Natalia Faynburd, 3327 Paper Mill Road, noted the emergency access to Paper Mill Road is actually her driveway, and the agreement for the emergency access was for one property not eleven. She does not think it is a reasonable request to ask her to maintain a driveway that will be accessed by 11 properties. Mr. Tilford showed the driveway in question on the plan. Mr. Walsh explained when the Paper Mill Road property was purchased there was a deed restriction allowing emergency access from his Calvin Road property. Mr. Woodrow explained that the emergency access easement must be cleared up throughout this process.

Ms. Sandra Hope, 3199 Paper Mill Road, asked what an emergency access use is. Mr. Woodrow explained the emergency access is defined by the Township Fire Marshal and in the past it has meant a chain or barricade that is locked and only accessible by Emergency personal not residents or traffic. Mrs. Hope asked if it would be blocked from the back of the Paper Mill driveway and Mr. Woodrow replied yes.

Ms. Debbie Yassine, 3443 Paper Mill Road, talked about the area being overloaded with trucks due to so much construction in the area, and she would like to see less traffic. She mentioned her concerns about the traffic from the Calvin Road properties coming onto Paper Mill Road. Mr. Tilford explained that emergency access was not open to everyday traffic or residents of Calvin Road. Emergency access is for the police and fire department. Ms. Yassine would like to see that memorialized. Mr. Peppleman noted that the emergency access works both ways so it helps the residents on Paper Mill Road as well.

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Mr. John Schu, 3379 Colonial Circle, talked about his property value going down by abutting smaller properties to his. He mentioned the stormwater issues he has from this Calvin Road property and a 4" pipe that takes all the stormwater from this area. Mr. Schu talked about how the stormwater affects his property and he wants it fixed before the project is completed. Mr. Peppleman noted that Mr. Walsh would make the pipe bigger to accommodate the issues. He also believes the pipe is 4' wide not 4". Mr. Woodrow agreed that a stormwater impact will need to be addressed as the plans moves forward. Mr. Tilford replied he would look at the pipe and see if it is properly maintained and if a larger pipe is necessary.

A member of the audience asked about a price point for these lots and Mr. Walsh replied he doesn't know yet. Mr. Tilford noted that the applicant has been looking to sell this property for the last 10 years and talked about the issues facing the applicant.

Ms. Jenny Salowski, 3379 Colonial Circle, asked how making smaller lots and creating open space benefits the community with more traffic and a decrease in property value. Mr. Tilford talked about a cluster design verses single family, noting a cluster design has a homeowners association who is responsible for the properties and the open space rather than individual owners owning pieces of the property. Ms. Salowski noted the property still has open space that could be developed in the future. Mr. Woodrow replied it is deed restricted from further development. He also mentioned that other cluster design homes around the area are selling for very high prices.

Mr. Steve Davis, 3333 Paper Mill Road, asked how much of the land is actually buildable. Mr. Tilford replied 4 acres are buildable. Mr. Davis replied that 60% is not buildable so the open space has to be open. Mr. Davis also commented that the open space is not open to the public and only available to the 11 homes.

Mr. Edward Faynburd, 3327 Paper Mill Road, asked about the proposed driveway and where the water will go. He doesn't want the water to end up on his property. Mr. Tilford explained a stormwater plan will be done at the next level which will address those items.

Mrs. Souder asked about a space between two proposed homes, and Mr. Tilford replied it is open space because of steep slopes. A house could not be built there.

Mrs. Friedrich Fogel asked if the pond area is lower than the rest of the building area. Mr. Tilford replied yes.

Mr. Peppleman stated that he is not against this proposal but there are a lot of issues to work out and he is grateful the Walsh's kept this property open for so long.

The Planning Commission liked the overall concept of the proposal but noted major issues still need to be resolved including, sewer, stormwater, emergency access easements, Calvin Road improvements and intersection improvements.

### **Legislative Review**

Mr. Woodrow talked about the Schmucker subdivision being approved by the Board of Commissioners.

Mr. Woodrow talked about the traffic report being done for the JERC Partnership development and it is believed that the money would be best spent finishing the work started by TD Bank and Wawa on the culvert at Red Lion Road and Philmont Avenue.

Mr. Chapman asked about SEPTA working on Red Lion Road and Mr. Chris Hoffman, Township Manager, replied the pedestrian walkway was being installed to connect the walkways on Red Lion Road.

Mr. Hoffman noted the Inverness Lane Bridge is open.

### **New/Old Business**

Mr. Gabriel talked about the zoning ordinance update. He and Mr. Hoffman, Mr. Bob Schadeegg, Zoning Officer, went to Montgomery County Planning Commission offices to discuss the update and get feedback and expect to see the zoning ordinance update in a couple months.

Mr. Hoffman discussed the new recycling bins for all residents which were acquired from a DEP grant.

Ms. Loreen Guertin was introduced as the new Assistant Township Manager.

The next meeting is scheduled for September 26, 2013.

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**Adjournment**

There being no further business to come before the Planning Commission, a unanimous vote for adjournment was in order at 8:20 P.M.

Linda Friedrich Fogel  
Linda Friedrich Fogel, Chair