

October 24, 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, Cohen, Mayer, Frey, Rubin, Mrs. Friedrich Fogel, Engineer Woodrow, Commissioner Kuritz, 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 August 22, 2013 Planning Commission meeting were approved.

**CU 13-03 727 Welsh Road/Holy Redeemer Professional Park Condo**-presented by Mr. John Howland, Esquire on behalf of the applicant. Mr. Howland talked about the proposal being an expansion of a non-forming property for the installation of a parking lot. A Conditional Use (CU) application was submitted and approved in 1984 but in 1999 there was a need for more parking so there was a submittal to the Zoning Hearing Board which was approved and then another CU application to the Board of Commissioners which was approved. Mr. Howland explained that the need for more parking is again needed due to the changes in the medical field and procedures which requires stacking patients and more employees. The proposal is for an additional 26 parking spaces for employee parking which will free up spaces in the main parking lot.

Mr. Howland noted that zoning relief was granted by the Zoning Hearing Board for an increase in impervious coverage. The Historical Architectural Review Board has also recommended approval for the application submitted. Mr. Howland stated that the Board of Commissioners has granted a hearing for the CU application which will be heard at the November meeting. Mr. Howland explained that tonight they are looking for a recommendation of the Planning Commission for approval of the proposal.

Mr. Howland said that one of the owners of the property is present tonight, Dr. Terry Tobin who can answer any questions about the property or related issues.

Mr. Howland noted that the location for the proposed parking lot is pretty secluded with the only visibility by neighboring properties being Gloria Dei Manor who needs to look across their own parking lot to see this lot. Mr. Howland explained that there is thick undergrowth surrounding most of the area.

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Mr. Eric Britz, Bohler Engineering Inc., talked about the proposal being approximately 9,000 square feet of added impervious coverage, an 18-foot wide driveway and an agreement to make it 20 feet wide off the Fire Marshal's recommendation. Mr. Britz explained the stormwater management will be a rain garden that will decrease the flows and improve what exists today. There are two light poles proposed both along the side of the new parking lot, 5 trees that are being removed are being replaced to the site and sidewalk connections to be made.

Mr. Howland noted that the original proposal was an 18-foot wide driveway but the Fire Department prefers a 20-foot wide driveway so the applicant complied.

Mr. Tim Woodrow, Township Engineer, gave some background on the proposal and explained a CU application is a permitted use allowed by right but needs special attention so it appears in front of the Board of Commissioners for possible conditions. Conditions can be lighting or landscaping items that impact the community. Mr. Woodrow noted that he visited the property and there is very dense vegetation surrounding the property and the proposed lighting is shielded.

Mr. Woodrow asked Mr. Howland if the facility will continue to lease parking spaces from Gloria Dei Manor and Mr. Howland replied yes, 9 spaces.

Mr. Woodrow talked about the new proposed zoning ordinance and how medical office is required to have more parking spaces than general office due to the increased demands of the medical field.

Mr. Cohen noted that not only is there limited parking at this facility but the pitch of the property at the street is not conducive to someone with an injury. Mr. Cohen asked about the increase in impervious coverage and if there are flooding problems? Mr. Britz responded the stormwater management system will help reduce some of the flooding.

Mr. Chapman asked about the pitch of the property. Mr. Britz stated the pitch is towards Manor Care Driveway. Mr. Chapman asked if the stormwater management proposed would be adequate to handle the additional impervious coverage. Mr. Britz replied yes. Mr. Chapman talked about cleaning up part of the property that is overgrown and a mess.

Mr. Frey stated it sounds like parking is needed at this location and asked if there would be a new entrance into the building from the new parking lot? Dr. Terry Tobin replied there is an existing emergency exit and there are no plans to change that so no need for a new entrance. Mr. Frey asked if she was concerned about safety and she replied the new lights would help brighten the area.

Mr. Woodrow showed pictures of the area to the Planning Commission on his tablet. He asked if the lights would be shielded and Mr. Britz replied yes.

Mr. Hamburger noted the steep driveway on Welsh Road and asked if that was up to standards. Mr. Woodrow replied that it was compliant for the 1999 application.

Mr. Hamburger made a motion for recommendation that the Board of Commissioners approve the plan as submitted. The motion was seconded by Mr. Chapman and Mr. Cohen. Mr. Frey, Mr. Mayer, Mr. Rubin and Mrs. Friedrich Fogel voted aye. The motion was carried as stated.

**Zoning Code Update Discussion**-presented by Mr. Woodrow. Discussion was about the finality of the zoning code update.

Mrs. Andrea Berardi, 128 Red Lion Road, had questions about the zoning code and changes made to the current code in regards to an existing development at Red Lion Road and Pine Road. Mr. Woodrow noted that the zoning for that development was followed and if she had further concerns she should take it up with Mr. Robert Schadeegg, Code Enforcement Officer or Mr. Steve Gabriel, Township Planner but this venue was not the appropriate place to discuss those issues.

Mr. Woodrow talked about the zoning code update noting it was the final version after considering all the comments from the Board of Commissioners and the Planning Commission. Mr. Woodrow discussed briefly some of the issues that were different from the last time this draft was reviewed at this Commission. Mr. Woodrow noted that most changes were made in the non-residential section of the proposal.

Mr. Chapman asked about airport overlay district and Mr. Woodrow replied that it comes from Northeast Philadelphia Airport but it does not affect Lower Moreland Township too much more so the closer you get to the airport.

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Mr. Woodrow explained that in the development process the first item is the zoning then start other layers, Floodplain district and Historical district.

Mr. Hamburger asked if this overlay map could affect the Calvin Road project they recently reviewed. Mr. Woodrow replied yes.

Mr. Woodrow noted that in November the Planning Commission will see this zoning code update as part of a public hearing meeting. Mr. Gabriel will give an overview of the whole ordinance at that meeting and any questions or comments can be addressed.

**Sewer Planning Module** presented by Mr. Woodrow. Mr. Woodrow explained that a Sewer Planning Module was instituted to protect the health of the public by making sure all sewer related issues are inspected and properly functioning. Mr. Woodrow noted subdivision developments are required to submit this paperwork so tonight the Schmucker and JERC Partnership subdivisions are being presented.

### **New/Old Business**


The next meeting is scheduled for Tuesday, November 19, 2013 due to the Thanksgiving Day holiday which falls on the 4<sup>th</sup> Thursday of the month.

Mr. Woodrow talked about the JERC Partnership preliminary plan getting conditional approval from the Board of Commissioners at the October meeting and almost all DEP approvals have been secured.

Mr. Cohen asked who will monitor the property and Mr. Woodrow replied that Lower Moreland Township will not take responsibility for the open space but he believes the Homeowners Association will be responsible. Mr. Cohen asked if the applicant is going to build the development and Mr. Woodrow said no, builders like Toll or NV Homes will do that. Mr. Woodrow noted that he met with DEP on site and they gave the Township confidence about the cleanup process at this property.

### **Adjournment**

There being no further business to come before the Planning Commission, a unanimous vote for adjournment was in order at 8:00 P.M.

  
Linda Friedrich Fogel, Chair