

January 23, 2014

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. Cohen, Mayer, Frey, Krebs, Chapman, Rubin, Mrs. Friedrich Fogel, Mrs. Souder and Engineer Jordan, Planner Gabriel, 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 November 19, 2013 Planning Commission meeting were approved.

Subdivision Ordinance Amendment Review

Mr. Steve Gabriel, Township Planner, talked about the Subdivision Ordinance's rules and regulations that the Planning Commission applies when an application is submitted and reviewed. Mr. Gabriel noted that with the update to the Zoning Ordinance certain items needed to be removed from the zoning ordinance and added to the Subdivision Ordinance. Mr. Gabriel also noted that the updates were made so definitions would be universal with all Township Ordinances.

Mrs. Friedrich Fogel asked if there were any major changes with definitions and Planner Gabriel replied nothing major but rather tweaks to definitions and uses that were not defined. Mr. Gabriel gave some examples of the definition changes including lot widths, Traditional Neighborhood development and open space.

Mr. Gabriel explained that the Township staff did not go through the Subdivision Ordinance to update or improve it but rather made corrects and added items due to the Zoning Ordinance update that was recently done. Mr. Gabriel noted that the Natural Features ordinance was removed from the Zoning Ordinance and put into the Subdivision Ordinance where it is a better fit since that ordinance deals with development. Mr. Mayer noted that these changes are to help Mr. Robert Schadeegg, Code Enforcement Officer. Mr. Gabriel stated certain items in the Zoning Code are difficult to enforce when definitions are not universally the same for example the Natural Features Ordinance that deals with tree removal and protection. Mr. Cohen asked since

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these items were in the general zoning ordinance were applicants/developers still required to follow them. Mr. Gabriel replied he and the Township Engineer review the Zoning and Subdivision Ordinances when proposals are submitted. Mr. Gabriel noted there was an issue with the Wawa development with some Zoning Ordinance requirements only being enforceable during the zoning permit process, the Wawa lawyer objected to having to supply documentation to the Planning Commission or Board of Commissioners. Wawa's lawyer did say they would submit all requirements but at the time of permit submittal so then the Planning Commission and Board of Commissioners are left without certain information to make an approval.

Mr. Chapman made a motion to accept the updated Subdivision/Land Development Ordinance as proposed. Mr. Rubin seconded the motion and Mr. Mayer, Mr. Frey, Mr. Cohen, Mr. Krebs, Mrs. Friedrich Fogel and Mrs. Souder voted aye. The motion was carried as stated.

Floodplain Ordinance

Mr. Gabriel noted that the Planning Commission saw the entire ordinance update at the June meeting. FEMA issued new regulations so an update was needed. The City, State and Federal levels are pushing for these regulations to be adopted by all Municipalities.

Mr. Gabriel explained that there are three major elements with these updates, the first being it is intended for the County's model to be a standalone ordinance, currently the Township's Floodplain Ordinance is in the Zoning Ordinance. Mr. Gabriel noted there are regulations to protect the floodplain and there are also regulations requiring flood proofing of structures and buildings each found in two different sections of the code. The model ordinance puts it all together in one standalone ordinance. The second element deals with relief for floodplain issues which are currently dealt with as a Special Exception but will be changed to a Conditional Use application. Any activity in the floodplain will now be reviewed by the Planning Commission and the Board of Commissioners rather than the Zoning Hearing Board. Mr. Gabriel noted there is a list of uses permitted by Conditional Use in the floodplain fringe and alluvial soils portions of the floodplain district along with proof to qualify for the Conditional Use. Mrs. Souder asked how someone would know before building if there was going to be negative

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impact to the site with floodplain. Mr. Gabriel replied there are engineering models that analyze the site for floodplain issues and show how development would affect it. Mrs. Souder asked how the Bank and Wawa on Philmont Avenue made out with flooding and Mr. Gabriel replied he was not aware of any issues with either property.

Mr. Gabriel talked about the third element for this update which is Section 702 that deals with elevations, flood proof requirements for residential and non-residential construction. Mr. Rubin asked if there was a map showing the floodplain areas. A map was put up on the projector screen for the Planning Commission.

There is a brief discussion about the floodplain and Lower Moreland Township.

Mr. Rubin made a motion to accept the Floodplain Ordinance as proposed. Mr. Chapman seconded the motion and Mr. Mayer, Mr. Frey, Mr. Cohen, Mr. Krebs, Mrs. Friedrich Fogel and Mrs. Souder voted aye. The motion was carried as stated.

Legislative Review

Ms. Loreen Guertin, Assistant Township Manager, noted that the Bethayres Market will be closing at the end of the month. There is some action going on at the shopping center so we will see what happens in the future.

Ms. Guertin talked about the Philmont County Club's residential property being sold to Toll Brothers for development. Ms. Guertin noted that the old Ferretti property at 3001 Philmont Avenue was sold at auction and there is a slight possibility of it becoming a supermarket. Ms. Guertin mentioned a proposal that has been submitted for 2507 Philmont Avenue across from The Frederick's Company for an 80 unit townhome development. Township staff reviewed this proposal. A letter was sent to the applicant addressing many issues with the plan, and recommended resubmittal of a new plan. Mr. Gabriel noted that 80 units are allowed under the ordinance, but there are a lot of issues that need to be worked out that could possibly reduce that number.

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Mrs. Souder noted that a supermarket is needed in this Township which was the point of the Revitalization District, having a mix of commercial and residential uses. Mrs. Souder asked if the Township advertises open space and properties, and Ms. Guertin replied not really but they are working on a streetscape plan for Huntingdon Pike.

New/Old Business

Mrs. Friedrich Fogel noted that reorganization is required during this meeting. Mr. Krebs recommended the same Chair, Vice Chair and Secretary keeping their position for this year. Mr. Chapman seconded that motion and all said aye. The motion was carried as stated with Mrs. Friedrich Fogel being Chair, Mr. Frey being Vice Chair and Mrs. Souder being Secretary.

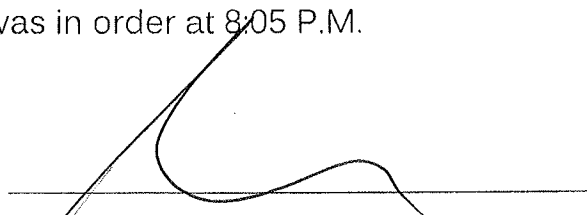
Mrs. Souder asked about the retention basin at the new field being filled with water all the time. The Township Staff said they would look into it.

Mrs. Friedrich Fogel talked about streets not being plowed, making it difficult to drive.

The next meeting date will be February 24, 2014.

Adjournment

There being no further business to come before the Planning Commission, a unanimous vote for adjournment was in order at 8:05 P.M.



Andrew Frey, Vice Chair