

August 28, 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. Mayer, Krebs, Chapman, Cohen, Hamburger, Mrs. Friedrich Fogel and Engineer Woodrow, 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 June 26, 2014 Planning Commission meeting were approved with minor corrections.

LD 14-01 Artis Senior Living/Lieberman Drive-Final Plan presented by Mr. Joel DelliCarpini, Bohler Engineering. Mr. DelliCarpini talked about the plan and noted that they received Conditional Use approval from the Board of Commissioners. Mr. DelliCarpini explained that a new plan was submitted and Township Staff commented on that plan.

Mr. DelliCarpini talked about the extension of sidewalk on Lieberman Drive to Welsh Road, and asked for a waiver of the traffic study requirement. He talked about working out more of the technical issues with the extension of the sidewalks. He also noted two more waivers, one from sidewalks on frontage, and the second for required wheel stops.

Mr. Steve Gabriel, Township Planner, noted most of his review letter items are housekeeping, and he is ok with the waivers as long as the sidewalk issue is resolved. Mr. Gabriel noted a minimum requirement for building height which the applicant does not meet, requiring a zoning variance. He also mentioned the requirement for benches in open space area and how they must be added to the plan. He then talked about streetlights and parking lot lights including types of lights and locations. Mr. Gabriel noted the Fire Marshal still had some issues with the paver fire lanes that will need to be resolved.

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Mr. DelliCarpini asked to talk more about the lighting issue, feeling the ordinance was vague in details regarding lights and style. There was a brief discussion about the style of lighting.

Mr. DelliCarpini noted that he would work out any issues with the Fire Marshal.

Mr. Tim Woodrow, Township Engineer, talked about the floodplain issue being resolved, and FEMA approval of the map revision, noting there would be no adverse effects to the floodplain with regards to the grading work. Mr. Woodrow noted that connectivity is important to the Board and needs to be discussed. Mrs. Friedrich Fogel asked about the connection to the trail and Mr. Woodrow replied that some sidewalk exists, and the County will provide some for the Township. Mr. Chapman asked about sidewalk east of the train tracks and Mr. Woodrow stated the topic would be addressed later in the meeting.

Mr. Hamburger made a motion to recommend the approval of a final plan noting the sidewalk, lighting, benches and fire lane issues must be addressed. Mr. Chapman seconded the motion with Mr. Krebs, Mayer, Cohen and Mrs. Friedrich Fogel voted aye. The motion was passed.

SD 14-02 Lemole & Asplundh/Tomlinson Road-Final Plan presented by Mr. Brian Horner, Protract Engineering. Mr. Horner explained that the application was approved previously by the Township but was never recorded. Now the plan is back to be properly recorded. The application consists of three parcels on Tomlinson Road where lot lines are moved and two parcels are consolidated into one parcel. Mr. Horner noted that no new construction or subdivision is planned and all waivers requested in the previous application will be requested again. Mr. Horner said there are no issues with the review letters from Township Staff. They will comply with all issues.

Mr. Woodrow talked about the application being simple lot line changes and a consolidation of parcels. The plan will make the properties compliant with the zoning code. He noted minor corrections are needed on the plan.

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Mr. Gabriel noted there are no objections to the waiver requests but there are a couple housekeeping items as well for the plan. Mr. Gabriel noted that an easement would be needed for the Lemole property's septic tank which is on another property.

Mr. Hamburger made a motion to recommend the approval of a final plan noting technical issues in the Township Staff review letters must be addressed. Mr. Krebs seconded the motion with Mr. Chapman, Mayer, Cohen and Mrs. Friedrich Fogel voted aye. The motion was passed.

Conditional Use Montgomery County Planning Commission proposed parking lot for Pennypack Trail presented by Mr. Woodrow who talked about the Pennypack trail and the connection throughout Montgomery County. Mr. Woodrow noted that SEPTA is working on a crossing for a live train track on the trail. Mr. Woodrow talked about the direction of the trail noting signals and crossings along the way. The trail will stop at Byberry Road by the Woodmont Development.

Mr. Chapman asked about the pedestrian crossing on Terwood Road right before the railroad tracks. Mr. Woodrow replied that it is a push button strobe system where someone will push the button and a strobe goes off to make vehicles aware of a pedestrian crossing. Mr. Chapman asked about fixing bridges throughout the trail and Mr. Woodrow replied that bridges and some culverts will be repaired in this project.

Mr. Woodrow talked about the proposed parking lot for the trail that will be built in the floodplain which requires submission of a Conditional Use application. Mr. Woodrow noted that the Board of Commissioners will hold a special hearing for the Conditional Use application and a recommendation from this Board is needed tonight. Mr. Woodrow stated that some landscaping and sidewalks will be a part of this project as well. Mr. Woodrow talked about the Board of Commissioners' excitement in the possibility of extending the trail throughout Lower Moreland and down along Philmont Avenue which would allow transportation connectivity.

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Mr. Chapman made a motion to recommend the approval of the Conditional Use application. Mr. Cohen seconded the motion with Mr. Chapman, Mayer, Krebs and Mrs. Friedrich Fogel voted aye. The motion was passed.

Zoning Ordinance Amendment presented by Mr. Gabriel who spoke about some amendments to the new Zoning Ordinance. The items include changes to the RSD-3 zoning district, donation bins, and encroachments in setbacks and clarification about vehicles on properties.

Mr. Hamburger made a motion to accept the amended Zoning Ordinance as proposed. Mr. Chapman seconded the motion and Mr. Mayer, Cohen, Krebs and Mrs. Friedrich Fogel voted aye. The motion was carried as stated.

Legislative Review

Mr. Woodrow noted that the Water's Edge project withdrew their application for the Planning Commission and will be back with a different plan in the future.

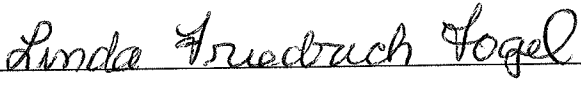
New/Old Business

Mr. Hamburger talked about street paving on County Line Road and a timeline for when Lower Moreland Township would be done. Ms. Loreen Guertin, Assistant Township Manager replied that she hopes it should be started in a couple weeks. Ms. Guertin talked about local streets being paved.

The next meeting is scheduled for September 25, 2014.

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