

July 23, 2015

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. Chapman, Rubin, Cohen and Mrs. Friedrich Fogel and Souder, Planner Gabriel, Engineer Woodrow, Commissioner Kuritz, Assistant Manager Montagnon 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 25, 2015 Planning Commission meeting were approved.

**SD 15-03 Prime Custom Builders/Byberry & Pine Roads-Final Plan** presented by Mr. Nick Rose, ProTract Engineering. Mr. Rose talked about the project noting the plan hasn't changed much since the last meeting. The proposed house was moved back and stormwater management was added and altered.

Mr. Tim Woodrow, Township Engineer, talked about the project and the history of the project. Mr. Woodrow is comfortable recommending approval of the proposed plan.

Mr. Stephen Gabriel, Township Planner, noted some plan details that need to be added to the plan and talked about the proposed driveway out to Pine Road from Lot 5 needed a waiver and Mr. Woodrow explained Lot 5 is not being developed with this application and that property owner would have to make a separate application to the Township to develop it. Mr. Gabriel is acceptable of the plan if the details are added.

#### Public Comment

Mr. Norman Yarnall, 3491 Pine Road, is concerned with rainwater runoff and the current grading levels being shown on the plan. Mr. Yarnall noted his property sits low. Mr. Rose talked about the stormwater management that will be added to help with the water.

#### Planning Commission

Mrs. Souder asked where Lot 5 is located and Mr. Rose showed it on the plan and noted that it is a conceptual plan not being done in this proposal.

Mr. Yarnall asked what the plan is for the culvert under Byberry Road and Mr. Rose said it will stay the same, not being touched. Mr. Rose showed where the new piping and inlets will be and how the water flows. Mr. Yarnall asked the size of the pipe and Mr. Rose replied 15".

Mr. John Iuliano, 3445 Pine Road, asked if Lot 5 would definitely have a driveway to Byberry Road and not use his driveway to get out of the property. Mr. Woodrow explained that Lot 5's only option is Byberry Road because they don't have frontage on any other streets and are not a part of any easement agreements. Mr. Iuliano asked the distance of the driveway easement for Lot 4 and Mr. Rose replied that is about 25 feet. Mr. Iuliano doesn't want the easement to get bigger than allowed.

Mrs. Linda Geiger, 3458 Bent Road, talked about the construction for the first two houses on Pine Road and how construction started too early. The Code Enforcement Officer had to go out to stop the construction before they had permits. Mrs. Geiger asked about trees getting cut down and trying to keep as many trees on the property as possible.

Mr. Yarnall talked about how he has kept Lot 4 cleaned and it is mostly meadow lands.

Mrs. Souder asked about stump removal and if everyone was ok with that and Mr. Woodrow replied yes and suggested approval with conditions that Township Staff letters be followed.

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

**Zoning Text Amendment** presented by Mr. Gabriel who noted these items were talked about last month but there was not a quorum to vote on them. There are a couple new items to discuss as well. Mr. Gabriel went over the previously discussed items including

separation distance between principal and accessory structures, delete the term "double frontage lot" and details of reverse frontage lots.

There is a discussion with Township Staff and Planning Commission members including location of reverse frontage lots, heights and types of fences and possible vegetation requirements with fencing.

Mr. Gabriel talked about the new Zoning Amendment items including multiple tenant signs and message center signs. Mr. Gabriel talked about allowed sizes and what is allowed to be on message center signs.

Mr. Chapman made a motion to recommend the amendments to the Zoning Code. Mr. Cohen seconded the motion with Mr. Rubin, Mrs. Friedrich Fogel and Mrs. Souder voted aye. The motion was passed.

#### **Legislative Review**

None

#### **New/Old Business**

The next meeting will be August 27, 2015 and will be in the community room due to the large resident crowd expected.

Mrs. Loreen Montagnon, Assisted Township Manager, noted that member Mr. Bill Hamburger is sick and will not be here in the foreseeable future.

Mr. Cohen asked if the proposal for next month is a permitted use and Mr. Woodrow replied that text amendments would probably be needed. Mrs. Souder asked about the parking garage for SEPTA and Mrs. Montagnon noted it was a 4 story parking garage that is in response to the increase in SEPTA riders.

#### **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.

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Linda Friedrich Fogel  
Linda Friedrich Fogel, Chair