

February 23, 2017

The monthly meeting of the Lower Moreland Township Planning Commission was held on the above date in the Community Room at the Huntingdon Valley Library. Present were Messrs. Chapman, Mayer, Rubin, Frey, and Mrs. Friedrich Fogel, Engineer Tim 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 January 26, 2017 Planning Commission meeting were approved.

SD 16-04 St. John's Church/1333 Welsh Road was presented by Mr. Gilbert High, Esquire, for the applicant. Mr. High talked about the proposal being a lot line change and a combination of 2 lots into 1. The Church is currently on 2 lots and will combine to become 1 lot. There was zoning relief needed which was obtained last week. Mr. High noted the original application was to have the Chapel, parking lot and cemetery lot bought by his clients from the Church and to make it more conforming by giving a piece of the Chapel lot to the Church building lot. Mr. High explained that there will be a lease agreement with his clients and the Church to use the parking lot, cemetery and Chapel.

Mr. Nick Rose spoke briefly about the proposal noting the zoning relief and compliance with Township Staff reviews.

Mr. Tim Woodrow, Township Engineer, talked about the proposal being a simple subdivision plan and supporting the waivers being requested by the applicants. Mr. Woodrow noted that the Township would like some assurance that the Church would have access to the parking lot and the long term lease in place is sufficient. Mr. High talked about the long term lease and an easement for the properties.

Mr. Woodrow noted that the consolidation of the Church building lots from 2 lots to 1 lot was mentioned at an earlier meeting and with that being done the Township is happy along with the long term lease of the parking lot area for the Church.

Planning Commission

Mr. Mayer just asked if this was a lot line change and Mr. High replied yes.

Mr. Rubin made a motion to recommend approval of this proposal noting all Township Staff's letter need to be addressed. Mr. Chapman seconded the motion with Mr. Mayer, Mr. Frey and Mrs. Friedrich Fogel voted aye.

Medical Marijuana Ordinance Mrs. Loreen Montagnon, Assistant Township Manager, talked about the proposed ordinance including dispensing and growing facilities since Pennsylvania just passed medical marijuana legalization with limited permits. Mrs. Montagnon noted that the Township Solicitor and Planner got together to come up with an ordinance for Lower Moreland Township. The ordinance includes the allowed zoning district for these uses and parking requirements. Mr. Woodrow noted that if a zoning district is not designated for this use it can be put anywhere.

Mr. Frey asked where it was allowed and Mrs. Montagnon replied Industrial district. Mr. Frey asked about keeping the growing and dispensing separate and Mr. Woodrow replied that is a State requirement. Mr. Frey asked why there were specific parking requirements in this ordinance, is it different than what is allowed in the zoning district and Mrs. Montagnon noted that this ordinance is a model ordinance that many Townships are using. Mr. Woodrow noted that a lot of these requirements are regulated by the State. Mr. Woodrow explained that the marijuana is only allowed in pill and oil form in Pennsylvania and for specific medical uses.

Mr. Frey made a motion to recommend the medical marijuana ordinance. Mr. Rubin seconded the motion with Mr. Mayer, Mr. Chapman and Mrs. Friedrich Fogel voted aye. The motion was passed.

Legislative Review

Mrs. Montagnon talked about grants received for sidewalks and plans for different areas of the Township.

New/Old Business

There was reorganization for the Chair, Mr. Rubin made a motion for Mr. Frey to be Chair, seconded by Mr. Chapman and Mr. Mayer voted aye. The motion passed for Mr. Frey to be the new Chair. The Vice Chair and secretary will be voted on next month.

Commissioner Kuritz and the other members thanked Mrs. Friedrich Fogel for her time on the Planning Commission and wished her luck in her future. This was her last meeting.

Adjournment

There being no further business to come before the Planning Commission, a unanimous vote for adjournment was in order at 7:30 P.M.



Andy Frey, Chair