

The monthly meeting of the Lower Moreland Township Planning Commission was held on the above date in the meeting room at the Township Building. Present were Messrs. Mayer, Frey, Rubin, Planner Gabriel, Engineer Woodrow, and Clerk Matyas.

Chair Frey called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited.

The minutes of the June 28, 2018 Planning Commission meeting were not approved due to not having a quorum. They will be approved at the next Planning Commission meeting.

SD 18-03 2200 Washington Lane/Aida Aloian & Aleksandrs Lubimovs-Sketch Plan presented by Mr. Nick Rose, ProTract Engineering. Mr. Rose talked about the project, noting the applicant would like to subdivide one parcel into a two parcel flag lot. He talked about how the one parcel fell short on the square footage for the flag lot requirement and that zoning relief would be needed if the project proceeded. Mr. Kurt Mayer asked Mr. Rose to explain the exact location of the project and he showed on the plan the location of the project and that it was a little more than 2.5 acres.

Mr. Rose talked about wanting to get the Township's opinion about the project before going to the Zoning Hearing Board.

Mr. Andy Frey, Chair of the Planning Commission, talked about the process for tonight's meeting.

Mr. Stephen Gabriel, Township Planner, went over the Township's Subdivision Ordinance and issues he found with the project. He talked about the waivers requested such as curb and sidewalk and about the requirements for a flag lot subdivision, mentioning the flag lot pole portion would require an emergency pull off area being over 200 feet. Mr. Gabriel explained that a detail on the plan shows a by-right cul-de-sac that creates two parcels which is the compliant alternative. Mr. Gabriel noted the small list of Subdivision Ordinance items that need to be addressed.

Mr. Tim Woodrow, Township Engineer, talked about the Zoning Code having a flag lot ordinance that requires larger lots and frontages, due to the inundation of flag lots in the Township which alters the intention of the original development. The Zoning Hearing Board would have to make the decision to grant the relief for the flag lot without the required square footage. Mr. Woodrow stated the by-right cul-de-sac alternate would not be feasible due to the costs of doing all the improvements verse the profit from selling the lots. He noted that the grading issues would be reviewed if the Zoning Hearing Board grants the variance for the project. There is a need to look at the stormwater issues along with site distance issues and public water and sewer. He mentioned Washington Lane having no sidewalks or curbs that could need a waiver.

Planning Commission

Mr. Andy Frey asked about the flag lot ordinance and the Township's opinion. Mr. Woodrow explained the ordinance minimizes the impact of the flag lots on a parcel to create a better use for the Township. Mr. Gabriel noted that the old Zoning Ordinance took a similar stance with flag lots. Mr. Frey asked about the alternate plan as being a threat and Mr. Rose replied that it was not intended that way just to show what is permitted in that area. Mr. Frey asked about the driveways being too close. Mr. Woodrow stated more details on the plan would be required.

Mr. Frey asked if there were storm water issues in this area and Mr. Woodrow said he was not aware of any but managing the water is always a concern in this Township.

Public Comments

Mr. James Muller, 2160 Washington Lane, asked about the term “hardship” and Mr. Woodrow explained the Zoning Hearing Board makes a decision based on a hardship proven by the applicant for relief from the Zoning Code. Mr. Muller asked about the length of the ownership of the property and Mr. Woodrow replied he did not know. Mr. Muller asked the purpose of this meeting. Mr. Frey explained the purpose and Mr. Woodrow reiterated on how the Township works when subdivision and land developments are submitted for Township review. Mr. Muller asked about why the minimum square foot requirement for flag lots and Mr. Woodrow talked about the ordinance and noted that since they don’t meet the required square footage a Zoning Hearing is required to move forward.

The Planning Commission recommended the sketch plan subdivision with the following conditions:

- Zoning Hearing Board relief
- Storm water management designs are needed
- Traffic study for sight distance issues

Legislative Review

Commissioner Kuritz talked about the progress of the streetscapes in the Township.

Mr. Woodrow talked about Toll Brothers development moving along as well as NV Homes/JERC development. He also mentioned nothing is going on with the BET development on Tomlinson and Philmont Avenue. Mr. Frey asked if the SEPTA parking lot was on hold too and Mr. Woodrow replied yes.

Mr. Saul Berger, 1495 Welsh Road, asked about getting help moving a Verizon Pole near their property. Mr. Woodrow explained that the Township has their own issues getting a Verizon Pole moved so they would not be much help.

New/Old Business

Mr. Woodrow talked about the bridge projects in Lower Moreland Township and how they are moving forward.

Adjournment

There being no further business to come before the Planning Commission, a unanimous vote for adjournment was in order at 7:42 P.M.



Andy Frey, Chair