

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of October 18, 2017**

Present: Craig Melograno, Chairman
Herb Levy, Vice-Chair
Rich Valiga
Patricia Latimer
Rusty Beardsley
Joel Mayor
Michael Twersky

Staff:
Ken Amey, Zoning Officer
Jim Hersh, Gilmore & Associates
Patty Furber, B&Z Administrator

Absent:

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM in the Township Building.

Approval of Minutes: September 20, 2017

A motion was made by Mr. Mayor seconded by Ms. Latimer to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of September 20, 2017. The motion carried unanimously.

Subdivision/Land Development:

a. Introduction:
Gwynedd Mercy University
Campus Improvement

#17-09LD
Land Development

Present for the introduction of Gwynedd Mercy University Land Development application was Kevin O'Flaherty, Vice President of Finance and Administration from Gwynedd Mercy University and David Madary, Sr. Project Manager from Derck & Edson. Mr. O'Flaherty explained to the board about their multiphase project that will consist of improvements to the entrance on Evans Rd. They would like to create a new road with direct access with a loop around for easier access for emergency vehicles that was requested by Lower Gwynedd Township Fire Marshal, Al Comly. This will create more of a walking area in front of Assumption Hall, close off traffic and block off Rhododendron Drive. Mr. O'Flaherty informed the board that GMU received a grant from the Commonwealth of Pennsylvania for roadway

funding and improvements to two athletic fields, dugouts, security fencing and add small grandstands to make a safer campus all around. There will be around 28 spaces around the tennis courts that will be removed and they will try to minimize tree removal. Mr. O’Flaherty informed the board they are proposing walking trails around the campus which will be in phase 2 or 3 of the project. Mr. O’Flaherty stated that this application is mainly a lot of site work. Gwynedd Mercy University will be back in front of the board next month for their Land Development application.



b. 500 Houston Rd. #17-06LD
Wissahickon Middle School-Addition Land Development

Present for the Land Development application for Wissahickon Middle School was Mr. Mark Buchvalt from T&M Associates, Mr. Rob Breslin, from Breslin Ridyard Fadero Architects, Mr. Gerry Moore and Mr. Wade Coleman from Wissahickon School District. Mr. Buchvalt explained that they are proposing to remove the existing pool and construct a new auditorium which will hold approx. 470 students. Mr. Buchvalt noted that the project is a small site development that will include grading work, landscaping, sidewalk, curbing, a new entry, and the installation of stormwater management facilities.

Mr. Twersky inquired about the time frame for this project. Mr. Breslin stated that construction would begin roughly around May 2018 and last around 10-12 months. Mr. Moore stated that the new natatorium at the high school will be completed within 3 weeks. The front parking lot will open November 2nd with a new loading area for the buses.

Mr. Twersky and Mr. Melograno were both concerned about the drop off area for the students during construction. The drop off area will be fenced off with a construction entrance. Mr. Twersky stated that he thought it would be a bad idea to have an active construction site with middle school aged students wandering around who aren’t paying attention. Mr. Moore stated that there are roughly 100 empty parking stalls that the construction vehicles can park in. Mr. Coleman stated that delivery vehicles and visiting buses will have to be controlled after 2:30pm. Mr. Valiga suggested directional signage for parking. Mr. Coleman said they will install a permanent sign to help with parking.

Lower Gwynedd Township Fire Marshal, Al Comly, was in attendance. He suggested that the applicant submit a logistics plan to make things clearer. As far as Mr. Comly’s comments being addressed from his email dated October 18th, Mr. Buchvalt said they will meet with Mr. Comly to address all of his comments. Mr. Comly said that he would like his comments to be addressed during the land development phase rather than during the construction document phase. Mr. Hersh

stated that he previously met with Mr. Buchvalt and they agreed to comply with all of Gilmore's comments from their letter dated October 11, 2017. Mr. Valiga brought up shared parking spaces. Mr. Amey stated that the shared parking was already addressed by the Zoning Hearing Board, and appropriate notes would be added to the plan.

A motion was made by Mr. Melograno to approve Preliminary Land Development based on the following conditions:

- 1) Al Comly's comments to be addressed from his email dated October 18th;
- 2) Plans to be revised per Gilmore's letter dated October 11, 2017;
- 3) A site construction plan/preliminary access plan and logistics plan to be submitted before the next scheduled P.C. meeting.

This motion was seconded by Mr. Mayor with a 6-0 vote.

Wissahickon School District will be back in front of the Planning Commission next month for their continuance of their Land Development application.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 P.M. until the next regularly scheduled meeting on Wednesday, November 15, 2017 at 7:00 p.m.

Respectfully submitted,
Patty Furber,
Secretary