

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of July 17, 2019**

Present: Craig Melograno, Chairman
Michael Twersky, Vice-Chair
Joel Mayor
Rich Valiga
Danielle Porreca

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

Absent: Patricia Latimer, Rusty Beardsley

Call to Order:

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

Approval of Minutes: March 20, 2019

A motion was made by Mr. Twersky and seconded by Mr. Mayor to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of March 20, 2019. The motion carried unanimously.

New Business:

**Cedar Hill Rd. - Proposed Sketch Plan
12-lot Subdivision - Jon Mayer**

Present for the proposed sketch plan for Cedar Hill Rd. was Mr. Tim Woodrow from Woodrow & Associates. Mr. Woodrow explained to the members of the board that Jon Mayer and Keith Boyd have the properties at 1500, 1512, and 1524 under agreement. They would like to subdivide these parcels, which are located in the A-1 zoning district, into 12 lots. The sketch shows three clusters of 4 homes each, with common drives for each cluster. Mr. Woodrow agreed that the project would need conditional use approval for the clustering and that a solution is needed to address the limitations on flag lots; one option would be to design each common drive as a private street. Mr. Mayer stated that each home would be roughly 3,200 sq. feet in area. Mr. Woodrow asked for direction regarding widening of Cedar Hill Road and, after a discussion, it was agreed that some widening to accommodate storm sewer

would be needed but not the full 12' of widening required by ordinance. Mr. Woodrow also noted that stormwater management on this site may reduce flow to the properties on Warren Road and in the Wooded Pond development. A trail along the frontage would be required and Mr. Melograno brought up the possibility of a trail connection to Rte. 63. Mr. Woodrow agreed to follow up on this suggestion. None of the board members had any immediate issues with the proposed sketch plan. Mr. Woodrow stated that he will contact Ken Amey and Jim Hersh for further discussions and a walk thru on the site.



**525 Gwynedd Ave.
2-lot Subdivision - Penllyn Club**

#19-03SUBD

Present for the subdivision application for the Penllyn Club was Mr. Tim Woodrow from Woodrow & Associates. Mr. Woodrow explained to the board that the Penllyn Club currently has 28.6 acres of land in the AA-1 zoning district. They are selling 5 of those acres to Guidi Homes to build 3 lots off of Hunt Seat Drive. Mr. Woodrow informed the board that after the plans have been recorded for this subdivision, the Guidi's will be back in front of the P.C. for a subdivision for their 3 lots sometime in the fall. Mr. Woodrow stated that because this initial subdivision will not involve any new construction, the applicant would request a waiver for any required road improvements. Rob Lewis, representing Guidi Homes, agreed that the developer is willing to meet with the Polo Club homeowner's association to discuss any concerns.

Mr. Melograno made a motion to recommend this subdivision application to the Board of Supervisors based on the understanding that required improvements would be deferred until such time as the developer submits plans for building lots on the property.

The motion was seconded by Mr. Mayor and passed with a 5-0 vote.



**727 Norristown Rd.
Conditional Use/
Introduction to Land Development
MRA Group**

#19-04CU/#19-05LD

Present for the Conditional Use Application and introduction to the Land Development Application for the MRA Group were Mr. Dan Fuchs, Vice President of Development, and their attorney, Nate Fox.

Mr. Fox began by explaining that the D-1 District was recently amended to include conference center, hotel, restaurant and fitness center as conditional uses subject to approval by the Board of Supervisors. The MRA Group has submitted a conditional use application for these uses along with a traffic study as required by the zoning ordinance. Mr. Fox noted that all of these proposed uses would comply with the specific requirements found in the ordinance. Mr. Melograno asked if a parking structure is also proposed, and Mr. Fuchs said that this application does not include a parking structure.

Mr. Fuchs informed the PC that a traffic study was completed as required and submitted with their conditional use and land development applications. Mr. Fuchs also told the PC that MRA met with neighbors within 1,000 feet of their property last Wednesday, July 10, to discuss traffic concerns.

Matt Hammond from Traffic Planning & Design explained that the traffic study involved studying several intersections near the site, analyzing the levels of service at each intersection and proposing improvements to deal with projected increases. He stated the traffic study would be reviewed by PennDOT and by McMahan Associates, the township's traffic engineer.

Mr. Hammond described the proposed improvements to Norristown Road and said that MRA has agreed to help with traffic calming on McKean Road.

Members of the audience raised numerous concerns with the volume of traffic on McKean Road and asked how the increased traffic resulting from these new uses will be mitigated.

Mr. Melograno said that the Planning Commission would not be offering a recommendation on either application this month. He would like to wait until reviews have been submitted by both PennDOT and McMahan Associates. He would also like to see a list of proposed improvements and traffic calming measures for McKean Road. These applications will be discussed again at the August 21 PC meeting.



**Lower Gwynedd Township
Sign Ordinance**

The sign ordinance has been distributed and has been sent to the Montgomery County Planning Commission for review. Mr. Melograno requested that discussion of the sign ordinance be held after the MCPC review letter has been received and after the PC members have had an opportunity to review the ordinance.



ADJOURNMENT

There being no further business, the meeting was adjourned at 9:50 P.M. until the next regularly scheduled meeting on Wednesday, August 21, 2019 at 7:00 p.m.

Respectfully submitted,
Patty Furber,
Secretary