



based on the discussions with the club, he intends on making improvements to the basin but still needs to work this out with the Williams Pipeline.

Mary Ann Knight spoke for the country club. She said that their engineer had recently received the plans and had not finished his review, but she noted the following significant issues: Landscaping, potential damage to the sod farm, screening at the common property line, and problems with the discharge from the existing basin. A concern with the location of new parking areas has been resolved with the latest revision.

Both parties agreed to work toward resolution of the remaining issues, and Mr. Amey asked that the township and Gilmore be copied on any correspondence between ACTS and the club.

The Planning Commission reviewed the waiver requests with ACTS, and reviewed the Gilmore and McMahan letters. On behalf of ACTS, Mr. Hanna agreed that they would comply with all review comments but would like an opportunity to discuss fees and contributions with the Board of Supervisors. Mr. Comly confirmed that he was satisfied with the emergency access and noted that the access driveway would be gated.

Mr. Melograno asked that ACTS work out the remaining issues with OYRCC before returning.



1612 N. Bethlehem Pike  
Precision Watches

#21-03LD

Present for the applicant was Carl Weiner from HRMM&L and Tim Woodrow from Woodrow & Associates. Mr. Weiner explained to the board that the applicant is currently located at the Willow Grove Mall and would like to have a retail store at the corner of Bethlehem Pike and Welsh Rds. The retail store would sell primarily high-end watches such as Rolex and Cartier. He explained that the applicant recently received several variances from the Zoning Hearing Board and was now proceeding through the land development process. Mr. Woodrow explained that there would be a new curb cut on Bethlehem Pike for a right turn access only; all exiting traffic would travel through the Gwynedd Gate parking lot. The access to Gwynedd Gate will require removal of four parking spaces, and they will be replaced elsewhere on-site. A cross-easement between Precision Watches and Gwynedd Gate is being finalized. Mr. Dixon said that

the right-in access will not need a deceleration lane, but it will need to go through the HOP process with PennDOT. Mr. Melograno noted that customers may have difficulty navigating the parking lot, and Mr. Woodrow said that McMahon has recommended signage. Mr. Dixon agreed that with this low volume use, signage should be enough to provide direction. Mr. Melograno asked to see renderings of the proposed building, and Mr. Woodrow will bring them to the next meeting.

Mr. Melograno asked about the requested tree waiver. Mr. Woodrow stated that the location is already well-vegetated, but the applicant would be willing to plant or make a tree donation if required. There was a brief discussion regarding the MCPC suggestion regarding sidewalks, and the consensus was that, although the planning commission should look at expanding trail and sidewalk links on every project, sidewalks are probably not advisable in this location.

Mr. Woodrow said that he was going to start the PennDOT permitting process, add an underground basin for stormwater control, and return at a later time. Mr. Melograno suggested that Mr. Woodrow send the rendering of the proposed building in advance.

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**Lower Gwynedd Township:**  
Property Maintenance Ordinance

The board members discussed the proposed adoption of the International Property Maintenance Code. Some members felt that the code was too restrictive and would be too expensive to implement. Others felt that some standards should be adopted but those standards should be tailored to the community as a local ordinance, not as part of an international code series. After a discussion among the members, it was suggested that all members read through the IPMC and continue the conversation at the next meeting. There was a request that staff put together a list of calls received by the township so the PC would know how extensive the complaints are. Mr. Melograno suggested that everyone make a list of their likes and dislikes, read the IPMC, and come back next month to compare notes.

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**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:15 P.M.  
Respectfully submitted,  
Patty Furber, Secretary