

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of June 21, 2017**

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

Staff:
Ken Amey, Zoning Officer
Patty Furber, B&Z Administrator

Absent: Rusty Beardsley

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: April 19, 2017

A motion was made by Mr. Twersky seconded by Ms. Latimer to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of April 19, 2017. The motion carried unanimously.

Subdivision/Land Development:

- a. **Lower Gwynedd Township:**
 - i. **Conditional Use Application; Electronic Sign:**

Mr. Amey explained that the township would like to replace the existing sign with an updated electronic sign with an LED panel at the bottom. Mr. Amey informed the board that the Conditional Use application would allow the electronic sign to display regular township messages and well as emergency messages. Mr. Mayor asked if the electronic sign would be on 24/7. Mr. Amey said it would not and would comply with the current time limitation. Township Manager, Mr. Craig McAnally, was in the audience and explained to the board members that there would be no advertisements on the message board and it would be good to inform residents

during time of emergencies. The emergency messages would be regulated by the Lower Gwynedd Township Police Department.

Mr. Melograno made a motion to approve the Conditional Use application. The motion was seconded by Mr. Mayor, with a 6-0 vote.



**a. Discussion of Transportation District:
SEPTA**

Present from SEPTA for the discussion of the Transportation District were Lydia C. Grose, Director of Engineering & Design and Daniel P. Dwyer, Corporate Counsel. Ms. Grose explained to the board that SEPTA would like to add an additional 96 parking stalls on the former Ritter property to help relieve the current issue with parking at the Gwynedd Valley station. Ms. Grose stated that there would be a crosswalk added along Plymouth Rd. with a hand signal for pedestrians. Mr. Melograno brought up the lighting fixtures for the parking lot and asked if they will have the same township restrictions as other properties and also if the lights would shine onto the Blue Wolff parcel located next door. Ms. Grose said that they would add shields to the lights but SEPTA will be providing parking for Blue Wolff and feels that some lighting is necessary. Mr. Twersky brought up issues regarding the potential for a 4-story building at the station and the lighting fixtures at 30'. Mr. Dwyer said that these issues have been discussed with the township staff and changes would be made to the ordinance before it is finalized. Mr. Dwyer explained that at this time SEPTA just wants stormwater management, and to pave and line the parking lot. SEPTA has no plans for future development of the site.

The board agreed unanimously on the draft ordinance based on the following comments:

- To change the definition of "Mass Transit" so use is limited to public transportation systems.
- To revise the ordinance to limit building height to 2-stories and limit lighting fixture height to 20'.

Ms. Grose and Mr. Dwyer agreed to these changes.



**b. Lower Gwynedd Township:
ii. Proposed General Zoning Amendments; Flag Lots, Projections, Generators:**

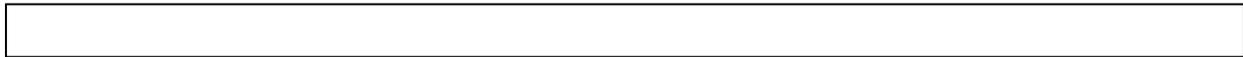
Mr. Amey explained to the board about the proposed ordinance for Flag Lots, Projections, Generators and Repeal.

- This amendment will limit the use of flag lots to single family detached lots, and will provide better access for emergency vehicles.
- Unroofed open terraces would be allowed to project no more than 10 feet into a required side yard and no more than 20 feet into a required rear yard, but in no case more than 50% of the yard.
- The proposed ordinance would allow generators only in side and rear yards, with a minimum setback of 15 feet to property lines, except “C” and “CD” districts where the minimum setback will be 10 feet. The amended ordinance will still reflect that no generators are to be located in the front yard.
- Mr. Amey explained the Repeal section and how the proposed ordinance would delete all obsolete detention basin references that are listed in the current ordinance.

A motion was made by Mr. Mayor, seconded by Ms. Latimer to approve the “Proposed General Zoning Amendments; Flag Lots, Projections, Generators” amended ordinance, with a 6-0 vote.

iii. Expansion of the Lower Pike Overlay District:

Mr. Amey explained to the board about the expansion of the Lower Pike Overlay District. It will be expanded north on Bethlehem Pike ending at the Norristown Rd. intersection, per the Board of Supervisors request. Mr. Amey explained that the proposed ordinance will now prohibit drive-thru windows (relief will be required from the ZHB), it will add restaurants as a permitted use and will change “multi-family dwellings” to “townhouse dwellings” since multi-family would allow apartments. The board had a lengthy discussion about adding gasoline service stations as a permitted use in the Lower Pike Overlay District. The board came to a conclusion that adding this use would not be in keeping with the intent of the Lower Pike Overlay District.



ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 P.M. until the next regularly scheduled meeting on Wednesday, July 19, 2017 at 7:00 p.m.

Respectfully submitted,
Patty Furber,
Secretary