

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of September 19, 2018**

Present: Craig Melograno, Chairman
Rich Valiga
Rusty Beardsley
Joel Mayor

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

Absent: Michael Twersky, Herb Levy, Patricia Latimer

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: July 18, 2018:

A motion was made by Mr. Valiga and seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of July 18, 2018. The motion carried unanimously.

Subdivision/Land Development:

Introduction:

a. 1323 Gypsy Hill Rd.
Thomas Mackell

**#18-05SUBD
2-lot Subdivision**

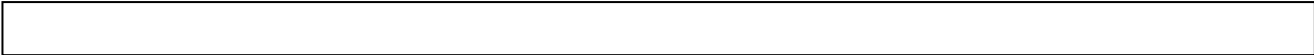
Back in front of the board for the 2-lot subdivision located at 1323 Gypsy Hill Rd. were Anthony Hibbeln from Hibbeln Engineering and the property owner, Dr. Thomas Mackell. Mr. Hibbeln informed the board that they met with Mr. Hersh and Mr. Amey to discuss the issues from last PC meeting and to go over their findings regarding the common driveway and tree disturbance. Mr. Hibbeln explained to the board that Dr. Mackell planted 568 caliper inches of trees during his ownership of the property and proposes to add 219 caliper inches of replacement trees. Dr. Mackell showed the board an aerial photo to show the increase in the tree canopy since he acquired the property in 1981. They would like a waiver for the tree replacement considering they are only shy of the requirement by 62 caliper inches. Mr. Valiga stated that this is a unique circumstance and Mr. Melograno agreed that credit should be given for the 30 years of tree maintenance on this property.

Mr. Hibbeln informed the board that they decided to follow the zoning code and the driveway will now be a shared driveway with a single access point as suggested last meeting. Next, they discussed Al Comly's comments from his September 18th email. Mr. Hibbeln informed the board they will comply with all of Al's comments, except for the suggestion of adding sprinklers to the existing home. Mr. Melograno next asked about the path along Gypsy Hill Road. Mr. Hibbeln noted that a path is proposed and will link up to the path in front of the Reitenbaugh property. Dr. Mackell suggested working the path around the english beech trees. Mr. Amey stated that it could be handled as a field change.

Mr. Melograno made a motion to recommend this Land Development application to the Board of Supervisors based on the following conditions:

- 1) The applicant will comply with the curve radius for fire department access and all five items addressed in Al Comly's email dated September 18th;
- 2) The applicant will support adjusting the path to avoid removal of any existing trees as long as the path stays in the right-of-way;
- 3) The board supports the tree waiver that was requested by Dr. Mackell due to the applicant's documented efforts to establish additional tree cover over the years that he has owned the property.

The motion was seconded by Mr. Beardsley and passed with a 4-0 vote.



b. "Park and Recreation Areas; Fee in Lieu of Dedication" Draft Ordinance Lower Gwynedd Township

Mr. Hersh explained to the board that he worked with Andy Freimuth from Wisler Pearlstine to clean up the current ordinance and make it more streamlined and enforceable. Mr. Hersh informed the board that they used examples from ordinances from other municipalities to come up with the new draft and the fee amount. Mr. Hersh informed the board that the ordinance is for residential properties only and it allows the township to choose whether to accept park and recreation area or a fee-in-lieu for each proposed development. Mr. Melograno recommended approval to the Board of Supervisors. The motion was seconded by Mr. Beardsley and passed with a 4-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 7:45 P.M. until the next regularly scheduled meeting on Wednesday, October 17, 2018 at 7:00 p.m.

Respectfully submitted,
Patty Furber, Secretary