

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
Minutes of April 19, 2023**

**Present:** Rich Valiga, Vice-Chair  
Danielle Porreca  
Maureen Nunn  
Stephen Paccione  
Rusty Beardsley

Patty Furber, B&Z Administrator  
Steve Ware, Interim Zoning Officer  
Chad Dixson, McMahon & Assoc.

**Absent:** Craig Melograno, Chairman, Joel Mayor

**Call to Order:**

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

**Approval of Minutes: February 15, 2023**

A motion was made by Mr. Paccione and seconded by Ms. Porreca to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of February 15, 2023. The motion carried unanimously.

**Lower Gwynedd Township:**

**1. Proposed Zoning Ordinance Amendment - Campaign Signs:**

Ms. Jamie Worman, Assistant Township Manager and Director of Building & Zoning was in attendance. Mr. Valiga thanked Ms. Worman for emailing a further detailed summary of the proposed ordinance to the PC. Mr. Valiga stated that the proposed zoning ordinance does not state where you can erect signs within the township. Ms. Worman stated that under the current ordinance, there is no provision that permits signs on Township property. The sign requirements pertain to signs on private property. Mr. Valiga questioned whether language regarding signs on Township property would be added to the code. Ms. Worman explained that such language is not proposed through the ordinance before the PC and should the BOS determine that signs are permitted on Township property, they would do so by board policy, not through an ordinance. Ms. Worman explained further to the PC that any property owner can permit or not permit signs on their property. Ms. Porreca wanted to know if there was a map that shows township properties. She stated that it would be helpful to the

political parties so they are aware of the placement of their signs. Ms. Worman stated there is no map that lists township-owned parcels, just a current zoning map. Mr. Valiga stated that a map that shows township properties may be helpful. Mr. Valiga wanted to know if anyone had any comments regarding the Montgomery County Planning Commission's review letter dated April 13, 2023. Mr. Valiga wanted to know if the township should take their recommendations into consideration for this ordinance. Mr. Paccione stated that those are just considerations and the township does not have to adopt them. Ms. Porreca wanted to know how long signs can stay up. Ms. Worman stated the ordinance lists a 14-day display period for temporary signs. Ms. Porreca stated that a lot of people put up campaign signs months earlier, does the township have any enforcement when they are taken down? Ms. Worman stated that there really isn't any enforcement removing the signs, if someone calls or someone sees the signs then it is addressed. She added that typically it there are not many issues. Mr. Paccione stated that Public Works does a sweep to remove campaign signs after the election.

A motion was made by Mr. Valiga and seconded by Mr. Beardsley to recommend the Proposed Zoning Ordinance Amendment – Campaign Signs as written.

The motion passed with 5-0 vote.

## **2. Traffic Impact Fee Update:**

Chad Dixon from McMahon & Associates gave a brief update to the PC members regarding updating the traffic impact fee. Mr. Dixon showed the PC an Excel spreadsheet that lists the current TIF's in other townships. He explained that some of the fees have not been updated for over 25 yrs. while some are more current. Lower Gwynedd Township is in the middle fee-wise at \$2,258.00 and hasn't been updated since 2004. Mr. Dixon stated that for the last couple of months, he has been working with an advisory committee to update the township's traffic impact fee.

Mr. Dixon stated that he just had his final meeting with the advisory committee in order to move this forward to the BOS. Mr. Dixon stated that they used a construction cost index to come up with the revision and that construction costs have increased significantly since 2004. Mr. Dixon stated that the new traffic impact fee will be \$3,865.00 per trip. Mr. Dixon stated that this would be a stand-alone ordinance. Mr. Dixon stated that any revision to the SALDO has to be reviewed by the Montgomery County Planning Commission, Lower Gwynedd's Planning Commission, and the Board of Supervisors. Mr. Dixon stated that the advisory committee recommended the ordinance to move forward for BOS approval with the new fee of \$3,865.00. Mr. Dixon stated that the ordinance could be fully adopted by the BOS at their meeting in June. Mr. Valiga wanted to know if this could be done annually instead of every 10 years.

Mr. Dixon stated it could, it just becomes cumbersome. Mr. Dixon stated that some municipalities update more than others, usually a number of years between updates. Mr. Valiga brought up the comprehensive plan and wanted to know if this would be considered in this update? Mr. Dixon stated that there are two types of updates, one would be an increase in construction costs and the other would be after the comprehensive plan has been updated. Mr. Dixon stated that the intent of the township is to come back in 2-3 years after this update for a future land use plan. Mr. Dixon stated that he would likely be back in May if the board moves forward with the adoption of the ordinance.



**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:30 P.M.  
Respectfully submitted,  
Patty Furber, Secretary