

**Planning Commission  
Minutes  
September 12, 2016  
7:30 PM**

**Present:**

Brett MacKay  
Rich Marino  
Patricia Younce  
Joseph Vavra  
Edward Buonocore  
Mike Jayes  
Nancy Becker  
Matt Chartrand

**Absent:**

None

**Staff:**

Carolyn McKelvie, Asst. Zoning & Planning Officer  
Jennifer Guckin, Director of Community Development and Code Enforcement  
Mary Stover, Township Engineer

**Approval of the July 2016 Minutes**

Mr. Vavra made a motion to approve the July 2016 minutes. Ms. Becker seconded the motion. All were in favor with Mr. MacKay and Mr. Marino abstaining.

**New Business**

**Royal Farms, 1780 Sumneytown Pike, SLD 807**

Presentation was made by Christine Pionzio, Esquire; Robert Blue, Engineer and Eric Seidman spokesman for Moreland Development.

Ms. Pionzio stated they are here to go over the letter requesting waivers for Royal Farms. She explained that an ordinance was adopted and lot lines were relieved for this project. Ms. Pionzio let the Board know that the Land Development application is pending.

Mr. Seidman distributed a handout which described the characteristics of Royal Farms, their signs and how they are customizing things, such as their sign, for Towamencin Township. A review of the lot line changes and existing lot, the current gas station and the proposed changes, along with the lot combination to make it conforming was given.

Ms. Pionzio stated that they will comply with everything on the review letter except for the things listed in the waiver request list.

The Request for Waiver List was reviewed. They addressed a crosswalk issue and that Royal Farms would not be able to do this.

Ms. Younce questioned people getting gas and then going in for their coffee and Ms. Becker asked about a crosswalk from both hotels.

Ms. Stover explained the crosswalks that exist at the site. The impervious coverage issue regarding the sidewalk extension and Ms. Pionzio asked if Ms. Stover could give suggestions on alternatives to those issues.

Mr. Buonocore asked about the timing issue for the street crosswalks and Mr. Seidman explained that this is a PennDot issue with the lights.

A waiver request for the street trees was reviewed and there was a discussion regarding the waiver and the amount of trees at the street front.

Mr. Chartrand asked if they could ask for a partial waiver and Ms. Stover explained that they were asking for a waiver of all street trees. Mr. Buonocore stated that the trees will obstruct the view of the building.

Mr. Seidman explained that it is a safety issue and with the huge investment Royal Farms is making for this project such as changing the signage and the outside of building. They want their store to be able to be seen.

Mr. Buonocore asked what was being proposed and they stated 4 trees, parking buffer, 39 shrubs along the frontage and 6 trees in another area.

Ms. Younce asked how many trees are required and Ms. Stover stated 40. There was discussion regarding what is there now and the shrubs screening the headlights.

Ms. Becker asked if they could put in flowering bushes or trees. Ms. Pionzio asked what flowering bushes are dense enough for the requirement.

Mr. Seidman explained the substantial investment for this site and stated that it is more than anywhere else. He explained that each site has its own landscaping contract and there can and will be several seasonal landscaping items and he reassured the board that they want it to look as pretty as possible.

Ms. Becker suggested some purple grasses that would give it flow and Mr. Seidman stated that because they are along a highway they don't do well or hold up but he will address it.

Mr. MacKay asked the Planning Commission members for a decision on the street trees and they stated they would want trees in another area or possibly bigger trees. This was referred to Ms. Stover to discuss with them and bring back to the next meeting.

Mr. Vavra asked if Ms. Pionzio could please explain the change from 1.25 acres to 1.1686 acres and the variance. Ms. Pionzio explained to the Planning Commission Members the Right of Way issue and the fact that they needed to get a variance to the ordinance they previously requested. Ms. Pionzio explained that they already went to the Zoning Hearing Board and received that variance to the new ordinance. She explained that it is still the same amount of land, but due to the right of way calculations and setbacks it needed to be calculated differently. Mr. Vavra stated that this is difficult to visualize.

There was a discussion regarding the buffer and the distance from the curb line for Waiver 135A 11.A. Mr. Chartrand stated he thinks since they are bordered on 2 sides by hotel it allows them to use their drive access. Mr. Seidman went over the standard specs for suburban and urban and discussed drop off and elevation.

Ms. Pionzio moved on to the next waiver, which was parking. She explained the request for the waiver. Mr. MacKay requested that they clarify and show on the plan the required regulation and how they plan to meet them. Ms. Pionzio agreed and the Planning Commission Members were OK with this.

Waiver 136A-A117C was reviewed. Mr. MacKay asked how close to the sidewalk would the buffer be. Ms. Pionzio stated they would not get too close and would show this on the plan.

Ms. Becker asked why the sidewalk along the curve ends and Mr. Seidman explained the impervious coverage issue and being at the maximum. He said if the engineers could suggest what they should do they will comply if the impervious coverage can be managed.

Mr. Seidman went over the waiver request for infiltration and Mr. MacKay stated that as long as they can meet the stormwater requirements that CKS requires, then the Planning Commission Members are ok with it.

They discussed the remaining waivers. Ms. Pionzio stated she would love to get a recommendation from the Planning Commission Members to go to the Board of Supervisors.

Mr. MacKay stated that there are still things in the letter and things the members would like to see, along with the review of the traffic study that Ms. Stover just received.

Ms. Pionzio stated that she will get that all worked out and come back next month.

Mr. Seidman stated that they are hoping to break ground for this project next June 2017.

Mr. Jayes asked what are the items and Mr. MacKay stated the traffic study with vehicular access and turnpike access. There was more discussion regarding Royal Farms and their waiver list. Ms. Pionzio stated she will get it all together, work with CKS and be back in October.

## Old Business

### **Sign Ordinance**

Ms. Stover from CKS Engineers, presented the recent revisions of the sign ordinance. She discussed the new issue regarding pole signs and a group of signs. The Planning Commission Members agreed that this should require a permit.

Ms. Stover went over the definition of pole banner signs, sign groups and where they are allowed.

Mr. MacKay asked the Planning Commission Members if they had anything to add and made a motion to recommend the updated sign ordinance to the Board of Supervisors for approval. Mr. Chartrand seconded the motion.

Mr. MacKay asked if there was any other business.

Ms. Guckin asked if the Planning Commission Members wanted their Land Development prints on full size sets or ½ size and PDF. Mr. Chartrand said ½ size and PDF is fine. Mr. MacKay and Mr. Marino agreed.

No other business was discussed. Mr. Vavra made a motion to adjourn at 9:20pm. Mr. Buonocore seconded the motion.

Respectfully submitted,



Carolyn McKelvie  
Asst. Zoning & Planning Officer

CM/dh