Towamencin Township
Board of Supervisors
Work Session Meeting
January 13, 2016
7:30 PM

Present:
H. Charles Wilson III, Chairman
James P. Sinz, Secretary
Daniel M. Littley, Jr., Treasurer/Asst. Secretary
Laura Smith, Vice Chairman
David Mosesso

Staff:
Robert A. Ford, Township Manager
Jack Dooley, Esq., Township Solicitor
Tom Zarko, Township Engineer
Paul T. Dickinson, Chief of Police
Maureen Doyle, Finance Director
Colleen Ehrle, Assistant to the Township Manager

Chairman Wilson called the meeting to order at 7:34 PM and led the assemblage in the Pledge of Allegiance.

Opening Comments

Chairman Wilson announced the Board met in Executive Session prior to the meeting to review matters of personnel.

He also announced there are volunteer positions still available on the following committees: Open Space and Parks Advisory Committee, Recreation and Special Events Advisory Committee, Zoning Hearing Board (alternate positions) and Emergency Operations Committee. Interested residents should sènd a letter of interest to Township Manager, Robert Ford.

Public Comments

None

Approval of Minutes

December 23, 2015 Minutes

Supervisor Mosesso requested an edit be made to the December 23, 2015 minutes, specifically the discussion he raised regarding the Homestead and Farmstead rates used for the 2016 budget. Supervisor Mosesso referenced The Reporter's Township budget approval article, published December 23, 2015, whereby he felt the back and forth of the Board discussion was better documented.

Township Manager, Robert Ford, suggested the referenced text be changed from "Supervisor Littley responded that there were several budget meetings, during the fall held prior to this evening, where no such comments were offered. Otherwise, discussions to address the budget shortfall - created by the change - would have been necessary." to "Supervisor Littley responded that there were several budget meetings, during the fall, held prior to this evening, where it was decided that no adjustments to the Homestead or Farmstead Exemptions would be made."

Original text

> Supervisor Mosesso suggested the Homestead and Farmstead Exemptions be restored to the 2014 rates of $59,000. Supervisor Littley responded that there were several budget meetings, during the fall held prior to this evening, where no such comments were offered. Otherwise, discussions to address the budget shortfall - created by the change - would have been necessary.

Edit text

> Supervisor Mosesso suggested the Homestead and Farmstead Exemptions be restored to the 2014 rates of $59,000. Supervisor Littley responded that there were several budget meetings, during the fall held prior to this evening, where it was decided that no adjustments to the Homestead or Farmstead Exemptions would be made.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the meeting minutes of December 23, 2016 were approved with the referenced text edit noted above.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

<u>January 4, 2016 Minutes</u>

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the meeting minutes of January 4, 2016 were approved.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

<u>Zoning, Subdivision & Land Development</u>

<u>Authorization to Advertise Public Hearing – Wind Energy Ordinance</u>

The Codes Department prepared a draft amendment to the Township Zoning Code to clarify the procedures and regulations pertaining to wind energy systems as an accessory use in various

zoning districts. This draft was reviewed and revised by the Township Planning Commission and staff over the past several months. The County and Township Planning Commissions have reviewed this proposal and recommend that the Board of Supervisors hold a Public Hearing and consider adoption of the amendment.

Mr. Ford provided an overview and background of the proposed ordinance, including some images depicting various examples of wind turbines. He explained the current Zoning Code does not address wind energy structures. The proposed draft would prohibit roof top wind turbines.

Township Engineer, Tom Zarko, added that the Township Planning Commission did discuss the roof-top structures, reviewing technical data, where it was found that some turbines create turbulence and associated vibrations, which could jeopardize the efficiency of the turbine and structural integrity of the buildings, while also creating additional noise to consider.

Mr. Ford asked the Board if they would like to more forward and advertise the proposed ordinance "as-is" or if they wanted to consider including language to allow for roof-top structures to this proposed ordinance. Supervisor Littley asked if this ordinance was reviewed by the Fire Department from a safety prospective. Mr. Ford replied he did not think so.

Supervisor Mosesso felt some of the models should be considered as their design and aesthetics seem appropriate for residential homes. He questioned the governance of prohibiting these roof-top fixtures. He stated that some models should be allowed, while excluding others.

The Board further discussed the safety issues presented and personal views on allowing roof-top fixtures. Supervisor Littley stated he felt the Fire Department should review the Ordinance, especially if any possible content changes where roof-top fixtures are considered.

Chairman Wilson stressed there are no current guidelines for these structures, so some regulation should be adopted, which could always be modified in the future. Chairman Wilson suggested the Board vote on advertising a public hearing and to schedule the consideration of adopting the current version proposed by the Planning Commission.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board authorized staff to advertise a public hearing and to schedule the consideration of adopting the current version of the Wind Energy Ordinance for a future meeting.

Voting Yes: H. Charles Wilson, III, Daniel M. Littley, Jr., James P. Sinz
Voting No: David Mosesso, Laura Smith
Abstaining:
Absent:

<u>Authorization to Advertise Public Hearing – Landscape Buffer Ordinance</u>

For several months, the Township Planning Commission has been reviewing the Township's commercial and parking buffer requirements presently outlined in the Subdivision and Land Development ordinance in order to update it to current best practices and to address concerns

realized in review of previous land developments. The County and Township Planning Commissions have reviewed this proposal and recommend that the Board of Supervisors hold a Public Hearing and consider adoption of the amendment.

Tom Zarko provided a presentation comparing the current buffer ordinance to more modern buffer use examples, which featured more robust landscaping arrangements. He outlined the recommendations from the Montgomery County Planning Commission.

Chairman Wilson had concerns with some of the language and specifics within the proposed ordinance and suggested modifications of the buffer requirements.

It was the consensus of the Board to recommend they revisit the ordinance after Mr. Zarko incorporates the text modifications for clarity, per the discussion points raised at this meeting.

Mr. Zarko said he would make the edits to the Ordinance for review shortly.

Consider Acceptance of Zoning Code Amendment Application: (Royal Farms / Sumneytown Pike)

An application for amendments to the Township Zoning Code was submitted by the equitable owner of 1780 Sumneytown Pike, proposing modifications to allow the sale of gasoline as an accessory use to a Convenience Store in the C-Commercial District.

Attorney Carl Weiner, representing the applicant, presented the plans of a prospective Royal Farms location, along with William Owen, design manager with Robert E. Blue Consulting Engineers, P.C. They provided an overview of the Royal Farms franchise, with locations functioning as a duel convenience store, featuring prepared foods, and fueling station. The Royal Farms site would be situated off of Sumneytown Pike, across from the PA Turnpike entrance at the existing Gulf gas station site and the adjacent lot, where a white building currently sits.

The applicant is proposing a text amendment which would reduce the minimum lot size requirement from 2.5 acres to one acre, while also allowing property use for a property that adjoins only one arterial collector road, instead of two or more arterial roads.

Resident, Catherine McGeehan, asked if a traffic study had been performed to review the potential increase in traffic congestion at this intersection. Mr. Owen indicated that one had not taken place to date, but a study would be scheduled as the process unfolds. Resident, Charles Shaw, inquired why the older white building was left at the proposed site and whether it had any historical significance. Supervisors and staff were unaware of specific details of this home.

Supervisor Littley asked if the design staff were in contact with Turnpike Commission and suggested that they communicate their plans with them in connection with Commission's existing Turnpike work projects in the immediate vicinity.

The Board had some concern regarding the exterior design and how this proposed use would fit with the neighboring Overlay District. Mr. Owen said some exterior aspects could be worked out

between the Township and Royal Farms to keep continuity with the district. However, it would be unlikely that the store building plans would be modified.

On a motion by Supervisor Smith, seconded by Supervisor Littley, the Board accepted the application and approved scheduling a public hearing on the proposed zoning amendment submitted by the applicant.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

ZHB Application #2016-01: 1487 Maxwell Court

The applicant is seeking relief to place an in-ground pool in the side yard of address 1487 Maxwell Court, Lansdale, PA 19446.

The consensus of the Board was not to send the Township Solicitor to the Zoning Hearing Board Meeting on this application.

Old Business

None

New Business

Sanitary Sewer Improvements Contract - Change Order #3

The Board awarded a contract for televising and repair work of sanitary sewer lines to "Sewer Specialty Services, Inc." during 2015. The contract provides a menu of services with unit costs, but does not include a listed cost for 96" Cured in Place Pipe ("CIPP"). An 8" x 96" liner is needed in Morgandale and found to be more cost effective when several 48" CIPP liners are necessary in a row. The additional cost with this current change order is $10,000 (if all 5 pipes are actually used) and is based on needing five (5) 8" x 96" liners, which includes additional liners necessary for other areas of the Township that may be required in the future. The Township Sanitary Sewer Engineer has reviewed this proposal and recommends that it be accepted. The contract is set expire in April 2016. The Township has the option to renew to April 2017 if the contractor agrees.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved change order #3 to the Sewer Specialty Services contract.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:

Abstaining:
Absent:

Resolution 16-06: Extension of EDU Allocation - Parcel #35-00-11302-00-3 (Welsh Road)

Under Resolution 14-54, the Township allocated one (1) EDU to a property on Welsh Road, located in Hatfield Township for sanitary sewer service that would flow through Towamencin Township and be treated at the Towamencin Municipal Authority plant. The owner was unable to initiate construction of the building within the six (6) month time frame specified in the resolution and was previously granted an extension of time for the EDU allocation until January 31, 2016. This proposed resolution would extend the deadline for the allocation of one (1) EDU until December 31, 2016 and, except for the extension of time, all other requirements and conditions outlined in Resolution 2014-54 would remain enforceable.

On a motion by Supervisor Littley, seconded by Supervisor Smith, the Board approved extending the EDU allocation for parcel #35-00-11302-00-3 until December 31, 2016.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

Request for Overnight Travel for Training

The Police Department is seeking approval for overnight travel for training for one officer to attend the Annual Hostage Negotiation Training sponsored by the FBI, to be held in Maryland on February 9th and 10th. The officer is a negotiator on the regional tactical response team. The expense for this training is accounted for within the 2016 approved Budget and will be in accordance with the Township's Travel Reimbursement Policy.

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board approved the Police Department's overnight travel expense.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

Consider Acceptance of Donation to Police Department

The Police Department recently received the following donation:

1. Pearl C. Atwood - $30
2. Morgan Properties – Catered Lunch for Police Department

The Board must consider acceptance of this gift in accordance with the Township's "Donation Policy."

On a motion by Supervisor Littley, seconded by Supervisor Sinz, the Board accepted the two donations in accordance with the Township's "Donation Policy."

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

Appointments to Committees

The Board considered the appointment of Michon Blake to the Emergency Operations Committee and the Open Space and Parks Advisory Committee.

On a motion by Supervisor Littley, seconded by Supervisor Mosesso, the Board appointed Michon Blake to the Emergency Operations Committee and the Open Space and Parks Advisory Committee, terms to expire December 31, 2017.

Voting Yes: H. Charles Wilson, III, Laura Smith, Daniel M. Littley, Jr., David Mosesso, James P. Sinz
Voting No:
Abstaining:
Absent:

There being no additional business, the meeting adjourned at 8:57 PM.

Respectfully submitted,

Robert A. Ford
Township Manager