

**Planning Commission
Minutes
January 13, 2025
7:00 PM**

Present:

Brett MacKay, Chairman
Nancy Becker
Joseph Vavra
Ed Buonocore
Dennis McGeehan
Pat Younce
Michael Main
Rich Marino
Craig Brown

Absent:

Dennis McGeehan

Staff:

Mary Stover, Township Engineer CKS

Supervisor Mr. Kofi Osei was present.

Planning Commission Reorganization Nominations

Mr. MacKay stated the Chair, Vice-Chair and Secretary for the Planning Commission will need to be nominated at this meeting.

Ms. Becker nominated Mr. Brett MacKay for Chairman of the Planning Commission. Ms. Younce seconded. All were in favor.

Ms. Becker nominated Ms. Patricia Younce for Vice-Chairman of the Planning Commission. Mr. Marino seconded. All were in favor.

Mr. Joseph Vavra nominated Douglas Leach for Secretary of the Planning Commission. Ms. Nancy Becker seconded. All were in favor.

Approval of the December 2, 2024 Planning Commission Meeting Minutes

A motion was made to approve the December 2, 2024 minutes, with one correction noted from Mr. Brown, by Mr. Vavra. Ms. Becker seconded. All were in favor.

New Business

SLD 838 – Old Forty Foot Road Townhouse Development (Sketch Plan)

Presented by Mr. Gregg Adelman, Esq., Kaplin Stewart, Mr. Sam Carlo, V.P. The Pulte Group, Mr. Christopher Puzianas, PE, Bohler Engineering, and Mr. Ben Guthrie, Traffic Planning and Design (TPD).

Mr. Adelman explained that The Pulte Group has submitted a request to the Township for a potential rezoning of the Bird Property on Old Forty Foot Road from R-200 to MRC – Mixed Residential Cluster District. He presented a map of the area outlining the potential site and current zoning of surrounding communities. He noted that Pulte had submitted a proposal to the Township Staff back in July showing 96 Townhomes with two means of ingress/egress, one of which was directly across from Camelot Way. After the meeting, the plan was reduced to 86 Townhomes, reducing the impervious surface and moving the community further back from the tributary of Skippack Creek that runs along Old Forty Foot Road. A clubhouse and pool were also added. Interior roads are thirty feet wide with fifty foot right of ways and sidewalks on both sides. Two left-hand dedicated turning lanes were added on Forty Foot to access the community. Whether or not the interior roads would be dedicated to the Township has not been determined but would be worked out during the development process.

Mr. Adelman showed a representation of the type townhome proposed and Mr. Carlo explained they would all be 3-bedroom, with one model having a first-floor master. The homes are anticipated to be approximately 2,600 square feet and sell in the upper \$500s to the low \$600s.

Mr. Adelman stressed that Pulte is not seeking relief from MRC regulations, only a zoning change from R-200 to MRC. Currently, they are only looking for feedback from the PC. The project is not anticipated to start for 2-3 years. He also noted that approximately 145 letters had been sent to neighboring communities announcing a public meeting. Approximately 50-55 residents came to the meeting held in the Township building.

Mr. Brown asked if there would be a Homeowner's Association (HOA) and, if so, what services would be provided. Mr. Adelman answered that there would be a HOA that would be responsible for the common areas, including stormwater basins; the roads depending on dedication, pool and clubhouse and trash collection. Mr. Brown voiced his concern regarding the number of trash haulers servicing the community and was assured that there would only be one, probably contracted by the HOA. Mr. Brown then asked if the cul-de-sac would require separate access for fire. Ms. Stover stated that, in some cases, there are requirements for cul-de-sacs depending on length and trips per day, but because she hadn't reviewed the plans couldn't comment.

Mr. Buonocore asked about the fire barrier between units. Mr. Carlo responded that it is fire retardant with, he believes, a 2-hour rating but that it is code compliant. He also explained that each unit would be sprinkled.

Mr. Buonocore then asked what the anticipated traffic impact would be on Old Forty Foot Road, particularly in light of the proposed PSDC development. Mr. Puzianas answered that a previous

study showed an increase of 1%. Mr. Buonocore asked if that was overall or at peak times and Mr. Puzianas answered that it would be during peak hours. Ms. Younce stressed that this is one of the worst places in the Township regarding traffic. She stated that PennDOT has still not solved the “slip-ramp” entrance to the turnpike. She estimated that 86 townhomes would add approximately 2 cars per home to the area. Mr. Puzianas stated that they have had conversations with PennDOT and that PennDOT has plans to make additional changes over the next five years which include additional work at the turnpike as well as the #309 connector. He also noted that they have looked at the Rittenhouse Road/Old Forty Foot Road intersection which is also problematic due to the curve in the road before Rittenhouse. Mr. Adelman added that they understand the issues and will continue to work with PennDOT and that PennDOT’s five-year plan is well within Pulte’s timeframe for the project.

Mr. Main said his main concern was with the change from R-200 to MRC and how neighbors would respond to increased density. He asked if Pulte had looked at decreased density and stated he didn’t believe that MRC was correct for the site. Mr. Adelman said that they had no plans for decreased density.

Mr. Marino reiterated the traffic issues and noted that the Route #309 connector would bring additional truck traffic to Sumneytown Pike accessing the turnpike. He also emphasized the cost associated with additional work on the “slip ramp” as well as the Rittenhouse Road/Old Forty Foot Road sight-line issue. He said that PennDOT is trying to avoid work on the culvert which is the cause of the choke point at the turnpike entrance. Due to these issues and the cost, he stated that the Township doesn’t have a desire to change zoning. He also expressed concern with the flood plain and the added stress that additional development would add. He asked if the HOA might maintain the stream and associated run-off issues. Mr. Adelman replied that the basins would have to be designed to accommodate additional run-off and said that Pulte would work closely with DEP. Mr. Marino summarized his concerns with traffic, maintenance of the stream and the associated sediment build-up that often occurs after rainstorms.

Ms. Becker agreed with the issues discussed and noted her concern as to how additional homes would impact schools. She asked about building some 2-bedroom townhomes in addition to 3-bedroom and Mr. Adelman replied that the 3-bedroom units would add positive revenue that would help mitigate the impact on the schools. They are projecting 0.21 school age children per 86 townhomes or approximately 18 children. Ms. Becker said she felt that estimate was low.

At this point, Mr. MacKay asked for additional comments from the PC, there being none, he asked for comments from the public.

Mr. Pat McNally, township resident, expressed his concern with the stream and flooding, traffic issues and additional density. He added that the traffic issue has already forced the school district to move the bus schedule forward to accommodate added traffic.

Mr. Pat McKeefer, township resident, stressed the fact that Old Forty Foot Road at this location is extremely dangerous and does not understand how all the issues discussed can be addressed. He also stated that he feels the plan is opposed to the Township Connectivity Study.

Ms. Victoria McNally, township resident, noted that there is a problem with silt build-up from the creek and is concerned with flooding on the roads which is already a problem.

Mr. MacKay summed up the concerns of the PC and the residents and noted that there are several major issues to be dealt with before the PC would consider moving ahead.

Mr. Vavra made a motion to adjourn, Ms. Becker seconded. All were in favor – 8:25 PM

Respectfully submitted,

Doug Leach
Assistant Zoning and Code Enforcement Officer