

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
November 12, 2012

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Candyce Fluehr Chimera
Robert J. Birch
Michael J. Fox
Jeffrey W. McDonnell
Joseph P. Walsh

Lawrence J. Gegan
Township Manager

ACTION MEETING - 8:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of the October 22, 2012 Meeting
6. Recognition of the Retirement of Public Works Employee Raymond C. Barndt
7. Recognition of the Retirement of Police Canine Aston
8. Recognition of Emergency Responders to Hurricane Sandy
9. Public Hearing - Conditional Use #C-58 Undefined Athletics, LLC - 101 Commerce Drive
10. Consider Adoption of 2013 Preliminary Budget
11. Consider Renewal of Montgomery County Community Planning Assistance Contract
12. Consider Authorization to Advertise a Public Hearing for Proposed Ordinance #12-266Z – RS Zoning District Sign Code Amendment
13. Consider Final Escrow Release – Knapp Road Park
14. Consider Escrow Release for Taco Bell – LDS #601
15. Consider Escrow Release for Bertucci's – LDS #652
16. Consider Approval of Second Amended DEP Sewage Facilities Planning Module – The Enclave at Montgomery
17. Consider Waiver of Permit Fee for Special Event – Bharatiya Temple – Diwali Festival
18. Consider Authorizing Waiver of Permit Fees for Repairs Necessitated by Superstorm Sandy
19. Payment of Bills
20. Other Business
21. Adjournment

Future Meetings:

11-13-2012 @7:30 PM – Zoning Hearing Board
11-14-2012 @7:00 PM – Senior Committee
11-14-2012 @6:45 PM – Autumn Festival Committee
11-14-2012 @7:00 PM – Board Budget Work Session
11-14-2012 @7:30 PM – Park and Recreation

11-20-2012 @12:30 PM – Business Development Partnership
11-21-2012 @7:30 PM – Public Safety Committee
11-21-2012 @7:30 PM – Shade Tree Commission
11-26-2012 @8:00 PM – Board of Supervisors Action Meeting

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: November 12, 2012

ITEM NUMBER:

#3

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
Township Manager



BOARD LIAISON: Candyce Fluehr Chimera,
Chairman

BACKGROUND:

The Board needs to remind all individual(s) making a comment that they need to identify themselves by name and address for public record.

The Board needs to remind the public about the policy of recording devices. The individual(s) needs to request permission to record the meeting from the chairman and needs to identify themselves, by name and address for public record:

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announcement of Executive Session

MEETING DATE: November 12, 2012

ITEM NUMBER: #4

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
 Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,
 Chairman

BACKGROUND:

Frank Bartle will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Approval of Minutes for October 22, 2012 Meeting

MEETING DATE: November 12, 2012

ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION

ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Grogan
Township Manager

BOARD LIAISON: Candyce Fluehr Chimera,
Chairman

BACKGROUND:

Just a reminder – Please call Deb Rivas or Shirley Snyder on Monday, November 12, 2012 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

DRAFT

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 22, 2012**

Chairman Candyce Fluehr Chimera called the executive session to order at 7:00 p.m. In attendance were Supervisors Michael Fox, Jeffrey McDonnell and Joseph Walsh. Supervisor Robert Birch was absent. Also in attendance were Lawrence Gregan and Frank Bartle, Esquire.

Chairman Candyce Fluehr Chimera called the regular action meeting to order at 8:02 p.m. In attendance were Supervisors Michael Fox, Jeffrey McDonnell and Joseph Walsh. Supervisor Robert Birch was absent. Also in attendance were Frank Bartle, Esquire, Lawrence Gregan, Chief J. Scott Bendig, Kevin Costello, Bruce Shoupe, Ann Shade, Rick Lesniak, Sharon Tucker, Richard Grier and Shirley Snyder.

Following the Pledge of Allegiance, Chairman Candyce Chimera called for public comment from the audience. Mike Smyth of Usher Lane stated that Montgomery United Soccer (MonU) would like to work with Montgomery Township to discuss the feasibility of installing two turf soccer fields at the William F. Maule Park at Windlestrae. MonU has new information to be brought to the discussion, including the possibility of privatizing the project. Mr. Smyth commented that the installation of turf fields would be self-funded and require no taxpayer dollars. Supervisor Joseph Walsh commented that the matter had been vetted through the Montgomery Township Park & Recreation Board and the recommendation of the Park & Recreation Board was to table the turf fields at this time. Mr. Walsh stated that the Township has some significant financial responsibilities with the plans underway for the Recreation Center and the legal issues involving the condemnation of the Zehr Tract. Chairman Candyce Chimera stated that she had been in contact with Dwight Wilkinson of MonU and requested a business plan for the turf field project and specific details on how to finance the project. To date the Township has not received this information. Supervisor Michael Fox stated that lengthy discussions were held between MonU and the Park & Recreation Board. Mr. Fox also noted

that the priority of the Board of Supervisors is the Recreation/Community Center. Mr. Fox was disappointed that MonU stated that the soccer fields are in poor condition.

David Jones, Executive Director of MonU stated that they have tried to meet with the Board of Supervisors for the past few weeks with no success. Mr. Jones stated that the fields are in poor shape and an embarrassment, even though the Township insurance carrier stated that the fields are safe. MonU is the 3rd largest soccer club in Pennsylvania. Play is often cancelled due to the wet fields, causing MonU to pay to use indoor facilities for their practices and games. Mr. Jones also cited the fact that soccer is not provided with any benches for the players, no fences around the fields, and no bleachers for spectators.

Jay Glickman, a member of the Montgomery Township Planning Commission and the Open Space Committee recommended that MonU prepare a new business plan to be submitted to the Board of Supervisors. Mr. Glickman volunteered to act as a moderator for any future discussions between the Township and MonU.

Christine Gain of Tudor Drive asked the Board of Supervisors to enter into any future discussions with MonU with an open mind. Ms. Gain also stated that MonU employs prestigious coaches and MonU players could be eligible for college soccer scholarships, therefore good fields are needed.

Supervisor Jeffrey McDonnell stated that this process requires the input of the Park & Recreation Board.

Chairman Chimera thanked everyone in the audience for coming to take part in this discussion.

Frank Bartle, Esquire reported that the Board met in an executive session earlier in the evening at 7:00 p.m. Mr. Bartle reported that there were two litigation matters discussed: the Zehr Condemnation and the Whetstone Zoning Hearing Board Appeal. Also discussed were three personnel matters and one potential acquisition of real estate. Mr. Bartle also reported

that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Candyce Chimera made a motion to approve the minutes of the September 24, 2012 Board meeting, and Vice Chairman Joseph Walsh seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Lawrence Gregan announced that Dan Spinelli and Mark McMahon have submitted their letters of resignation from the Park & Recreation Board. Mr. Spinelli had served on the Board since February 2009 and Mr. McMahon was appointed in January 2012. Resolution #1, made by Supervisor Michael Fox, seconded by Vice Chairman Joseph Walsh and adopted unanimously, accepted the resignation of Dan Spinelli and Mark McMahon from the Park & Recreation Board, effective October 22, 2012, and thanked them both for their service to the residents of Montgomery Township while serving on the Board.

Recreation Coordinator Sharon Tucker expressed the Township's appreciation to all the volunteers, sponsors and staff who gave their time to the success of the 2012 Autumn Festival, which was held on Saturday, October 13, 2012. A special thank you was given to Frank Lindinger for his continued support in providing lunch for all of the volunteers and workers at a significantly reduced cost to the Township.

Chairman Candyce Chimera opened the public hearing for proposed Zoning Code Amendments to the Open Space Design Overlay – Ordinance #12-264Z and proposed Zoning Code Amendments to the Open Space Design Overlap, Zoning Map Amendment – Ordinance #12-265Z at 8:42 p.m. Notes of testimony were taken by Court Reporter, Tim Kurek. Township Solicitor Frank Bartle introduced the proposed amendments and read the legal advertisement into the record. He stated that Proposed Ordinance #12-264Z & Proposed Ordinance #12-265Z would be heard together. Mr. Bartle also noted a correction to Ordinance #12-265Z which involved removal of one of the parcels from consideration as it was property owned by the

Township Sewer Authority. Director of Planning Bruce Shoupe reported that the Applicant, John Pileggi is requesting a change in the R-1 Residential Zoning District. Mr. Shoupe reported that the proposal would allow the Zoning Map to be amended to place the Open Space Design Overlay Option on the property. Robert J. Kerns, Esquire, representing the applicant, John Pileggi, provided an overview of the project. Mr. Kerns stated that the property is presently zoned R-1 residential and Mr. Pileggi would like to have that changed to the Open Space Design Overlay, as it will permit smaller lots to be developed. One small parcel is being removed from the proposal which was originally submitted. John H. Kennedy of Kennedy & Associates, Planners and Land Use Consultants, was sworn in to testify. Mr. Kennedy provided responses to all the questions asked of him by Robert Kerns, Esquire regarding these two amendments. Mr. Kennedy stated that the change to the Design Overlay Option would provide the developer the ability to use smaller lot sizes, while increasing the density of the project slightly. Twenty percent of the property will be dedicated as Open Space. Also included in this proposal are transportation/road improvements along Lower State Road and Limekiln Pike, which will be done at no cost to the Township. Mr. Kennedy advised that all owners of affected properties have received notification of these proposed amendments, with the exception of Fred Miller. Mr. Miller was in the audience and inquired if these proposed changes would affect his taxes. Mr. Kennedy responded that it would not have any effect on taxes.

Karen Fry of Westminster Lane commented that with the proposal there would be an additional eighteen homes, with 36 additional cars within the area. She questioned why the density has to be that high. Mr. Kennedy responded that the additional density was necessary to help defray the cost of the traffic improvements. Ms. Fry also asked if the state had been asked to help with the road improvements. Mr. Kennedy stated that in discussions with PennDOT, they were more than willing for Mr. Pileggi to pay for the improvements. Ms. Fry also questioned the marketability of the proposed new homes that are located on two very busy

streets. Mr. Kennedy stated that it is an excellent location and the homes will be very marketable. Frank Bartle, Esquire included Exhibits B-1 through B-8 and Exhibits A-1 through A-12 into the record.

Karen Fry of Westminster Drive gave testimony expressing her concern with the number of cars that use the Montgomery Lea development as a "cut-through". Her concern is that with the addition of more homes, it will increase the traffic.

Jay Glickman, a member of the Montgomery Township Planning Commission, stated that the Planning Commission had reviewed this Proposed Ordinance Amendment and had no opposition to the density for this project.

Resolution #3, made by Vice Chairman Joseph Walsh, seconded by Supervisor Michael Fox and adopted unanimously, adopted Ordinance #12-264Z, an amendment to the Zoning Code Amendments – Open Space Design Overlay Option.

Resolution #4, made by Vice Chairman Joseph Walsh, seconded by Supervisor Michael Fox and adopted unanimously, adopted Ordinance #12-265Z, an amendment to the Open Space Design Overlay Option – Zoning Map Amendment.

The public hearing concluded at 9:40 p.m.

Director of Planning & Zoning, Bruce Shoupe, introduced the Final Land Development Plan for Montgomery Walk – Phase IIB - LDS #627. Mr. Shoupe stated that this plan had previously received final approval from the Board of Supervisors. This amendment proposes removal of two units and reconfiguration of 21 units to provide for more desirable end units. The Township staff and consultants have reviewed this plan for compliance with Township Codes, and the plan has been recommended for approval by the Township and County Planning Commissions. Richard McBride, Esquire was present to provide an overview of the revisions to the project, stating that the majority of the units in the revised plan will be "end" units. Mr. McBride also stated that the applicant is seeking three waivers from provisions of the Land

Development Code in conjunction with this project. Resolution #5, made by Vice Chairman Joseph Walsh, seconded by Supervisor Michael Fox, and adopted unanimously, approved the Final Land Development Plan for Montgomery Walk, Phase IIB – LDS#627.

Bruce Shoupe presented an overview of the Final Land Development Plan for Montgomery Preserve – LDS #653A. Montgomery Preserve, a subdivision in the Enclave at Montgomery Development, previously received Board of Supervisors approval in 2009. The plan has been revised to increase the project from 13 non age restricted dwelling units to 35 detached, age restricted single family dwelling units. Richard McBride, Esquire stated that all the roads within the development will be maintained by the Homeowners Association. Under public comment, Louise Brakstator of 405 West Kennedy Road inquired whether the 35 new houses will be part of the Montgomery Walk Homeowners Association. Mr. McBride advised that Montgomery Preserve will be a separate Association. Navneet Verma of 110 Destiny Way expressed concern that with the additional houses, there will be an increase in traffic flow through the area. Mr. McBride stated that because the proposal is for age-restricted units, there will be fewer residents and fewer trips with this type of use. Resolution #6, made by Vice Chairman Joseph Walsh, seconded by Supervisor Michael Fox, and adopted unanimously, approved the Final Land Development Plan for Montgomery Preserve – LDS#653A.

Bruce Shoupe provided an overview of the Final Land Development Plan for General Hancock Hotels – Hampton Inn – LDS#642A. Mr. Shoupe stated that this plan proposes a revision to the approved plan for a hotel on this site which will now be a Hampton Inn. The number of guest rooms will be reduced to 101, and changes are proposed to the surrounding parking and vehicular circulation areas. Kirk Clauss, P.E. of Schlosser & Clauss Consulting Engineers stated that the Hampton Inn will be a four story hotel and will have a few additional parking spaces provided. Resolution #7, made by Vice Chairman Joseph Walsh, seconded by

Supervisor Jeffrey McDonnell, and adopted unanimously, approved the Final Land Development Plan for General Hancock Hotels – Hampton Inn – LDS#642A.

Bruce Shoupe stated that Montgomery Township has been offered a donation of trees from a local tree farm that is scheduled to close. The donator has offered to dig the selected trees at no charge and the Township would need to make arrangements for the delivery and planting. The Shade Tree Commission is recommending that the trees be planted at Memorial Grove, Windlestrae Park/Zehr Tract and Rose Twig, Whispering Pines Park, Applewood Park, Westminster Drive Open Space and the Township building. The Township has received a separate donation of labor and equipment to deliver and plant the larger caliper trees. These larger trees are proposed for planting this Fall in Spring Valley Park, Whispering Pines Park and Rose Twig. The Board of Supervisors expressed its appreciation to John Pileggi and Sal Antonucci for the donation of the trees and the labor and equipment for the project. Resolution #8, made by Vice Chairman Joseph Walsh, seconded by Supervisor Jeffrey McDonnell, and adopted unanimously, approved the Donated Trees Project as a Fall 2012 Shade Tree Commission project.

Chief Scott Bendig stated that the Police Department is requesting approval to sell two surplus 2008 Ford Crown Victoria police vehicles at public auction. Resolution #9, made by Vice Chairman Joseph Walsh, seconded by Supervisor Michael Fox, and adopted unanimously, authorized the sale at auction of two 2008 Ford Crown Victoria vehicles through J.J. Kane Auctioneers, Conshohocken, Pennsylvania.

Chief Scott Bendig stated that the Police Department maintains a fleet of marked police vehicles, which are equipped with audio and visual warning devices for emergency response as required by the Pennsylvania Motor Vehicle Code. Currently, the vehicles utilized by several members of the Command Staff have no audio and visual warning devices. The Police Department is requesting the authorization to purchase and install audio and visual warning

devices at a cost of \$1,875.00. An amendment to the 2012 Police Vehicle Budget is required for this purchase. Resolution #10, made by Vice Chairman Joseph Walsh, seconded by Supervisor Michael Fox, and adopted unanimously, approved the amendment to the 2012 Police Vehicle Budget allowing for the purchase of police audio and visual warning devices.

Director of Administration and Human Resources, Ann Shade, announced that Montgomery Township is presently planning the 2012 Annual Holiday Lights Contest and Celebration. This is the 9th year for this event. Entries for the Holiday Lights Contest must be submitted to the Township by 4:30 p.m. on Friday, December 7, 2012. Judging will be conducted by members of the Park & Recreation Board and Township staff and will take place on Tuesday, December 11th and Wednesday December 12th between 5:00 p.m. and 8:00 p.m. In conjunction with the Holiday Lights contest, the Township will also be holding its Annual Holiday Lights Celebration on Sunday, December 16, 2012 from 4:00 p.m. to 8:00 p.m. at the Township Building. This event is for the whole family and provides snacks, drinks, holiday music, crafts, holiday story time and much more.

Ann Shade stated that the Winter 2012/2013 Recreation Programs have been selected. The Winter Recreation offerings include many popular and returning programs with some new programs being introduced. Resolution #11, made by Supervisor Michael Fox, seconded by Vice Chairman Joseph Walsh, and adopted unanimously, approved the amendments to the Fee Schedule to include the 2012/2013 Winter Recreation program fees.

Director of Fire Services, Rick Lesniak stated that fire inspectors must receive and maintain certification based on type of work performed. Firefighter Robert Hedden is requesting approval to attend an out-of-state training session in New Jersey. Resolution #12, made by Supervisor Michael Fox, seconded by Supervisor Jeffrey McDonnell, and adopted unanimously authorized Firefighter Hedden to attend a training session hosted by the New Jersey Center for Government Services.

Kevin Costello, Director of Public Works, stated that the Township does a cost analysis annually to determine the most cost effective way to purchase bulk salt for deicing roadways during the winter months. In the past, the Township has piggybacked on the Montgomery County Consortium Contract for this purchase. Resolution #13, made by Vice Chairman Joseph Walsh, seconded by Supervisor Michael Fox, and adopted unanimously authorized the Township's participation in the Montgomery County consortium 2012/2013 Contract for the purchase of rock salt from Oceanport, LLC of Claymont, Delaware, at the price of \$52.75 per ton delivered.

Township Manager, Lawrence Gregan, stated that in December 2011 the Township applied for a grant under Delaware Valley Regional Planning Commission's (DVRPC) Regional Trails Program Phase II Grant Program to conduct a study to determine the most feasible alignment for a trail connection between the proposed Powerline Trail and the soon to be opened 202 Parkway Trail. Gilmore and Associates and Consulting Engineer, Ken Amey will begin preparing a proposal to do the work. The total funding for the study is \$40,000 with DVRPC's Grant Funds paying \$32,000 and a local match by the Township in the amount of \$8,000. Resolution #14, made by Vice Chairman Joseph Walsh, seconded by Supervisor Jeffrey McDonnell, and adopted unanimously, authorized the execution of Grant Agreement with the Delaware Valley Regional Planning Commission for the \$32,000 Regional Trails Program Phase II Grant to conduct the Powerline Trail Connector Study.

Lawrence Gregan announced that the Fall 2012 Curbside Leaf Collection is scheduled for Saturday, November 17, 2012. All leaves and yard waste must be placed in biodegradable paper bags and put curbside prior to 7:00 a.m. on November 17th. In addition to the curbside leave waste collection on that day, the Township will be conducting their monthly leaf and yard waste drop off collection at the William F. Maule Park at Windlestrae (Main Section) from 8:00 a.m. to noon.

DRAFT

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Chairman Candyce Fluehr Chimera made a motion to approve the payment of bills. Vice Chairman Joseph Walsh seconded the motion. The payment of bills was unanimously approved as submitted.

There being no further business to come before the Board, the meeting adjourned at 10:24 p.m.

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY**

SUBJECT: Recognition of the Retirement of Public Works Employee – Raymond C. Barndt

MEETING DATE: November 12, 2012 ITEM NUMBER: #6

MEETING/AGENDA: ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: Kevin A. Costello BOARD LIAISON: Candyce Fluehr Chimera, Chairman
Director of Public Works

BACKGROUND:

Park Foreman Ray Barndt will be retiring from the Township's Public Works Department effective November 15, 2012 after twenty three years of dedicated and faithful service to the Montgomery Township community. Ray began his career with Montgomery Township in 1989. He was originally hired as a laborer and with his agronomic background quickly worked his way up to Assistant Park Foreman in 1996 and Park Foreman in 2002.

Ray's responsibilities included the maintenance of all 13 of the Township's Parks and 61 Detention Basins. Some of his noted contributions included the development of various park improvements such as the Pine Grove Picnic area, new athletic fields and the Bark Park. Ray has also been a tireless contributor to the efforts of the Shade Tree Commission supporting the annual tree give-away program and showing residents the proper way to plant and care for trees.

Ray is always one of the first employees to arrive for snow and other emergency events and is generally the last to leave. He has also overseen many Eagle Scout and Community Service Volunteer projects throughout the Township. He is especially well known for his efforts to mentor Eagle Scout candidates in accomplishing their community projects.

One of Ray's biggest attributes is that he is always looking to find the best deal for the Township whether it is operating supplies or equipment purchases. The Township's Autumn Festival event will not be the same without seeing Ray driving the hay ride tractor and preparing "his" corn maze. His expertise, hard work and leadership will be missed.

All of us join together in thanking Ray for his 23 years of dedicated service to Montgomery Township.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

None

RECOMMENDATION: Recognize Raymond C. Barndt on the occasion of his retirement from the Township and for his 23 years of dedicated service to the residents of this community.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize Raymond C. Barndt and express our gratitude to him for his dedication and faithful service to the Montgomery Township Public Works Department and the residents of this community.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Recognition of Retirement of Police Canine Aston

MEETING DATE: November 12, 2012

ITEM NUMBER: #7

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: J. Scott Bendig
Chief of Police

BOARD LIAISON: Candyce Fluehr Chimera
Chairman, Board of Supervisors

BACKGROUND:

On October 17, 2012, Canine Aston retired after nearly nine years of service to Montgomery Township Police Department. Aston entered service with the Township Police Department in 2004, serving as a dual purpose canine, specializing in both patrol work and drug detection.

During his distinguished career, Canine Aston and his handler, Sgt. Glenn Davis, responded to over 400 calls for service, resulting in the arrest of numerous offenders and the seizure of significant quantities of drugs. This team also competed yearly in the United States Police Canine Associations Police field trials, obtaining numerous tracking, narcotic, Detector Dog and PD1 Certifications.

Canine Aston is well known to the Montgomery Township Community, having been involved in over 60 public appearances/demonstrations during his years of service.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: None

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize Canine Aston for his eight years of service to the Police Department and citizens of Montgomery Township.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize Canine Aston for his nine years of service to the Police Department and citizens of Montgomery Township.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY**

SUBJECT: Recognize Volunteers and Employees of the Fire, Police, Emergency Medical Services and Public Works Agencies for their Response to Hurricane Sandy

MEETING DATE: November 12, 2012

ITEM NUMBER: # 8

MEETING/AGENDA:

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Richard M. Lesniak
Director of Fire Services/
Emergency Management Coordinator

BOARD LIAISON: Robert J. Birch
Liaison – Public Safety Committee

BACKGROUND:

On or around October 22, 2012, the National Weather Service began warning residents along the East Coast of the United States of the potential impact of a Category 1 Hurricane named Sandy. As each day passed, the National Weather Service warned residents of the potential destruction this storm could cause when it made landfall.

Given these reports, the various township departments and emergency service organizations began taking the following steps working cooperatively to protect the life and property of residents and visitors in Montgomery Township.

ADMINISTRATION

- Public education materials were placed on the website and cable regarding generator safety, usage of candles, and the Red Cross' power outage checklist.
- Email notifications were sent out directing residents to check the website and cable channel for public education materials.

EMERGENCY MANAGEMENT

- Maintained situational awareness by monitoring weather forecasts.
- Worked with township administrative staff to prepare public education information.
- Verified key staff and emergency contact information with all departments.

DEPARTMENT OF FIRE SERVICES & FIRE DEPARTMENT OF MONTGOMERY TOWNSHIP

- Equipment was inspected and prepared for deployment as necessary.
- A staffing plan was developed to ensure the stations were manned for the duration of the weather event.

POLICE DEPARTMENT

- Equipment was inspected and prepared for deployment as necessary.
- The Department maintained normal staffing of officers on the street and command staff would rotate through various shifts during the weather event.

PUBLIC WORKS DEPARTMENT

- Equipment was inspected and prepared for deployment as necessary.
- Trucks were pre-stocked with barricades and stops signs to provide for a more efficient operation should the Township experience a large-scale power outage.

VMSC

- Additional personnel were on-call to staff additional ambulances.
- Crews were designated for the rescue truck and marine unit.

On Monday, October 29th, the Township's Emergency Operations Center was opened and crews from all departments were prepared for the forecasted weather. Below is a summary of actions taken by our various departments:

- The Department of Fire Services and Fire Department of Montgomery Township responded to forty-one (41) weather related incidents from October 29th through November 1st. These incidents ranged from wires sparking to reported building fires.
- Twelve (12) Public Work employees worked throughout the night into the following day to complete the following tasks:
 - Responded to over 60 downed trees
 - Deployed generators to several traffic signals due to power outages
 - Removed debris from the roadways and drainage facilities
 - Repaired dozens of streetlights, traffic lights and other signage due to wind damage
 - Deployed cones, barrels and barricades for approximately 12 road closures.
- Emergency Management staff monitored social media, weather forecasts and power outage reports from PECO's Emergency Operations Center. At the height of the storm, more than 7,000 PECO customers in Montgomery Township were without power.
- Crews from VMSC responded to nine (9) medical emergencies during the weather event, none of which appeared to be storm related.
- The Police Department responded to 310 calls for service during the weather event. 103 of those calls would be considered storm related including road obstructions, police information, defective traffic signal, traffic control details, welfare checks, wires down, vehicle damage, and fire calls.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize the efforts undertaken by the employees and volunteers of the Township in providing for the safety of our residents and visitors during Hurricane Sandy.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby recognize the Volunteers of the Fire Department of Montgomery Township and Volunteer Medical Service Corps, and employees from the Township's Administration, Fire Services, Emergency Management, Police and Public Works Department for their preparedness and response efforts related to the Hurricane Sandy Emergency.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY**

SUBJECT: Public Hearing – Conditional Use Application – Undefined Athletics, LLC – C-58

MEETING DATE: November 12, 2012 **ITEM NUMBER:** #9

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe **BOARD LIAISON:** Candyce Fluehr Chimera
Director of Planning and Zoning Chairman

BACKGROUND:

Michael Carr and his son Michael Carr, owners of Undefined Athletics, have submitted a conditional use application to the Township. The business is to be located at 101 Commerce Drive and is an indoor fitness center. This use is permitted in a Limited Industrial District by conditional use. Therefore, a public hearing is necessary. A copy of this application is attached..

Adjoining property owners were notified of this hearing. The property was also posted.

Review letters from the Township consultants are attached.

PREVIOUS BOARD ACTION:

This hearing was advertised for this date.

ALTERNATIVES/OPTIONS:

Approve or not approve the conditional use application.

BUDGET IMPACT:

None.

RECOMMENDATION:

That the conditional use application be approved.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____ **SECOND** _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank B. Bartle, Esq.

Resolution #

WHEREAS, Undefined Athletics, LLC, has submitted an application to the Township of Montgomery for Conditional Use approval to operate an indoor fitness center at 101 Commerce Drive; and

WHEREAS, said application was submitted in compliance with Section 230-156.2 and Section 230-103.C (2) of the Zoning Code; and

WHEREAS, the Board has considered said application, the evidence presented at this hearing, the recommendations of the Township consultants, and the opinions of the citizens of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the Conditional Use Application for Undefined Athletics, LLC.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, F. Bartle, R. Dunlevy, B. Shoupe, M. Stoerrle, MCPC, MTPC, Minute Book, Resolution File, File

Proof of Publication of Notice in The Reporter

Under Act No. 587, Approved May 16, 1929

Copy of notice or publication

State of Pennsylvania,
County of Montgomery

SS:

Controller or Ad Manager, of the GOODSON HOLDING COMPANY D/B/A LRPa, LLC., a PENNSYLVANIA corporation, being duly sworn, deposes and says that THE REPORTER is a daily newspaper published at Lansdale, County and State aforesaid, which was established in the year 1870, since which date said daily newspaper has been regularly issued in said County, and that a copy of the printed notice or publication is attached hereto exactly as the same was printed and published in the regular editions and issues of the said daily newspaper on the following dates,

viz:

the 26th day of October
and the 2nd day of November A.D., 2012

Affiant further deposes he is an officer duly authorized by the GOODSON HOLDING COMPANY D/B/A LRPa, LLC., a corporation, publisher of THE REPORTER, a daily newspaper, to verify the foregoing statement under oath and also declares that affiant is not interested in the subject matter of the aforesaid notice or publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

[Signature]
Controller or Ad Manager

Goodson Holding Company D/B/A LRPa, LLC.,

Sworn to and subscribed before me this date 11-2-12

[Signature]
Notary Public

Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Teresa J. Long, Notary Public
Lansdale Boro, Montgomery County
My Commission Expires June 1, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires:

Statement of Advertising Costs

MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936

For publishing the notice or advertisement attached hereto on

the above stated date.....	\$	376.38
Notary Fee.....	\$	5.00
Total.....	\$	381.38

Publisher's Receipt for Advertising Costs

GOODSON HOLDING COMPANY D/B/A LRPa, LLC., a corporation, publisher of THE REPORTER, a daily newspaper, hereby acknowledges receipt of the aforesaid advertising and publication, and certifies that the same have been fully paid.

By.....

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, November 12, 2012, after 8:00 PM, the Montgomery Township Board of Supervisors, during its regularly scheduled meeting, will conduct a conditional use hearing on the application of Undefined Athletics, LLC, to permit a fitness center, by conditional use under Section 230-103(C)(2) of the Montgomery Township Zoning Ordinance, as amended, on the property located at 101 Commerce Drive, within the Township's LI-Light Industrial Zoning District. All interested parties are invited to attend. A copy of the Application may be examined at the Township Building, Monday through Friday, during normal business hours: 9:00AM to 4:00PM. Persons with disabilities wishing to attend the public meeting/hearing and requiring auxiliary aid or other accommodations to participate should contact the Montgomery Township Human Resources Coordinator 215-393-6900.

LAWRENCE J. GREGAN
Township Manager

Lansdale, Pa.
Established 1870



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 11, 2012

File No. 12-09064

Bruce S. Shoupe
Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Application for Conditional Use #C-58
101 Commerce Drive
Tax Map Parcel No. 46-00-03577-10-3

Dear Bruce:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the above-referenced Application for Conditional Use and offers the following comments for consideration by the Montgomery Township Planning Commission and Board of Supervisors:

SUBMISSION

A. Application for Conditional Use.

PROJECT DESCRIPTION

The Applicant, Undefined Athletics, LLC, wishes to lease space from the property owned by Henderson Partnership located at 101 Commerce Drive, Montgomery Township, PA at Tax Parcel Number 46-00-03577-10-3, Block 18B, Unit 17. The site falls within the Limited Industrial (LI) Zoning District.

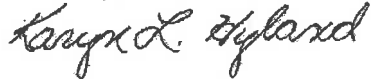
The Applicant is requesting a Conditional Use Approval from the Code of the Township of Montgomery, Chapter 230 (Zoning) in order to allow a "Fitness Center" as permitted under Conditional Use Regulation 230-103.C.(2) in the LI Limited Industrial District. The Applicant is proposing to utilize 6,178 SF of the 20,000 SF building currently located at 101 Commerce Drive for the fitness center.

RECOMMENDATION

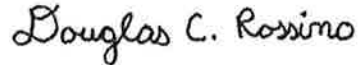
A Conditional Use Approval is an action that is to be taken by the Township and its Boards. There are no engineering issues pertaining to this request.

If you have any questions regarding the above, please contact this office.

Sincerely,



Karyn L. Hyland, P.E.
Gilmore & Associates, Inc.
Township Engineers



Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Township Engineers

KLH/si

cc: Lawrence J. Gregan, Manager - Montgomery Township
Marita A. Stoerrie, Development Coordinator - Montgomery Township
Michael J. Carr – Undefined Athletics, LLC
Michael P. Carr – Undefined Athletics, LLC



TRAFFIC PLANNING AND DESIGN, INC.

2500 EAST HIGH STREET, STE 650
POTTSTOWN, PA 19464

PHONE: 610.326.3100
FAX: 610.326.9410

TPD@TRAFFICPD.COM
WWW.TRAFFICPD.COM

October 15, 2012

PA Society of Professional Engineers
Professional Development Award Winner

#1 Best Civil Engineering Firm
To Work For In The US (Mid-size Firm)

Top 10 Best Place To Work in PA

Philadelphia 100
Hall of Fame Firm

Mr. Bruce S. Shoupe
Township Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Re: Undefined Athletics CU # C-58
101 Commerce Drive Review
Montgomery Township
TPD# MOTO-A-00070

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) reviewed the Application for Conditional Use submitted for the above referenced project dated September 13, 2012. Based on this review, we offer the following comments:

1. According to the application, the site contains 43 parking spaces. Based on our site visit and review of aerial photography, 64 spaces exist on the site.
2. Based on a review of three different company's aerial photographs, the number of parked cars on this site ranged from a low of four to a high of 24 on a Bing's Bird's Eye aerial. Based on site visits at 9:15 AM on Tuesday October 9, 2012 and Wednesday October 10, 2012, the number of parked vehicles was three and five respectively. Based on this information, it is assumed that the aerial showing 24 parked vehicles was taken with full occupancy of the building.
3. According to the Zoning Code, the fitness center will require 31 parking spaces. Even if the 24 parked vehicles were not observed at full occupancy, it is our opinion that the parking supply will be adequate to handle the parking demand.

We reserve the right to make additional comments as additional information is submitted.

Sincerely,

Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Michael J. Carr, Applicant



MONTGOMERY COUNTY PLANNING COMMISSION

box 311 • norristown • pennsylvania • 19404-0311 • 610-278-3722
office location: suite 201 • one montgomery plaza • swede & airy streets • norristown pa
FAX 610-278-3941 • Website www.montcopa.org/plancom

October 17, 2012

Mr. Larry Gregan, Manager
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936

Re: MCPC #12-0153-001
Plan Name: Conditional Use – Undefined Athletics
Plans dated: N/A
(1 lot comprising 6.98 acres)
Situate: Commerce Drive (N) / Stump Road (E)
Montgomery Township

Applicant's Name and Address
Undefined Athletics, LLC
1730 Harness Drive North
Warrington, PA 18976

Contact: Michael J. Carr
Phone: 215-715-6431

Dear Mr. Gregan:

We received the above conditional use application on October 1, 2012 and have reviewed it, as requested by Marita Stoerrle, Township Development Coordinator, and we forward this letter as a report of our review and recommendations.

Background

The applicant is proposing to use 6,178 square feet of a 20,000 square-foot building on a 2.3-acre industrial property with associated parking areas as an indoor fitness training facility. No new improvements are proposed to the footprint of the building or to the parking area. The property is in the industrial district along Stump Road. The property is located in the LI – Limited Industrial zoning district and the surrounding properties on three of the four sides are also in the LI district while the fourth side is across Stump Road and consists mostly of the Township's Whispering Pines Park which is in the R-3A Residential District.

Recommendations

At this time we recommend approval of this conditional use if the issues we mention below are addressed to the satisfaction of the Township and the Township is assured that all applicable ordinance requirement issues have been resolved.

Review Comments

We have identified the following issues which may be of interest to the Township at this time.

1. Driveway Access From Stump Road.
 - a. The township may want to clarify the access rights across the parcel under separate ownership. An easement may be necessary.
 - b. The township may want to address at this time any traffic issues associated with turning in and out of this driveway.
2. Future Shared Parking. The Township may want to discuss with the property owner at this time the possibility for one or more access easements adjacent to the Community Center property in conjunction

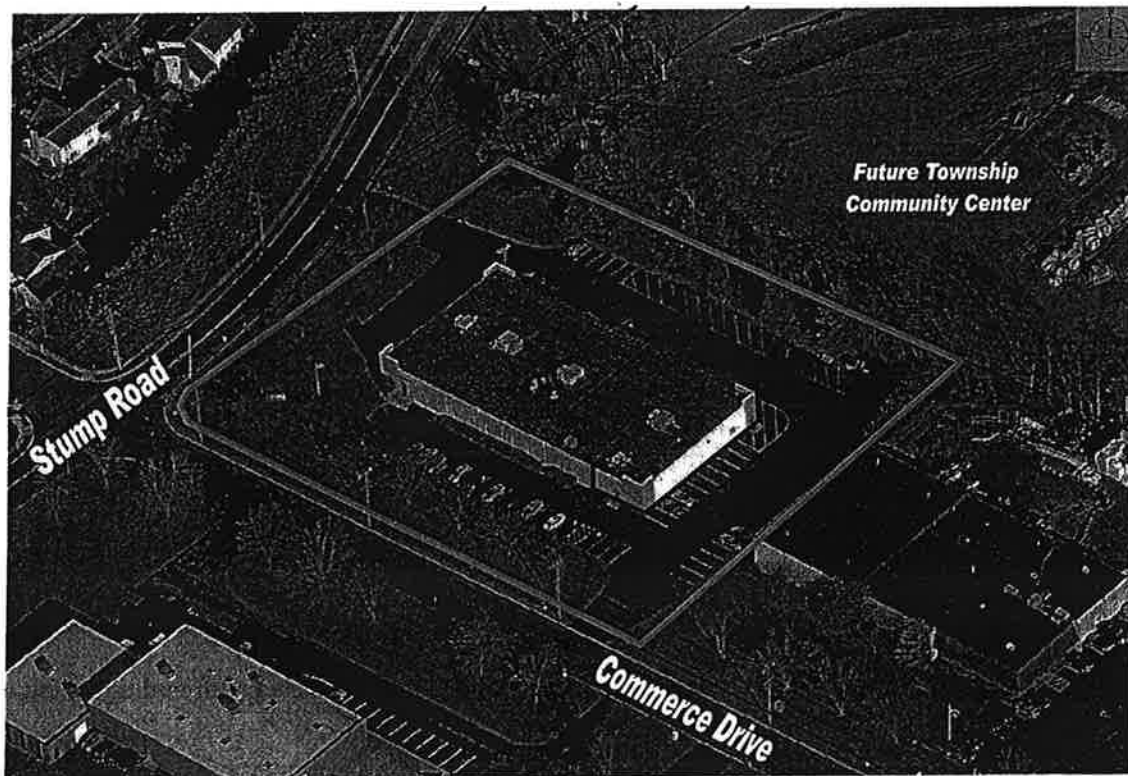
with an agreement to allow shared or overflow parking from the community center, especially during evenings and weekends when the parking demand on the subject property is likely to be less.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Sincerely,


Matthew Schelly, Senior Community Planner to Montgomery Township
610-278-3739, Email: mschelly@montcopa.org

- c: Undefined Athletics, LLC, Applicant
Michael J. Carr, Applicant's Contact
All Township Planning Commission Members
All Township Supervisors
Bruce Shoupe, Township Director of Planning & Zoning Administration, Zoning Officer
Marita Stoerle, Township Development Coordinator
Frank Bartle, Esq., Township Solicitor
Ken Amy, Township Planning Consultant
Van Rieker, Township Planning Consultant
Karyn Hyland, Gilmore & Associates, Township Engineer
Kevin Johnson, TPD, Inc., Township Traffic Engineer and Township Lighting Consultant
Judy Stern Goldstein, Township Landscape Consultant



Aerial View of the Vicinity of the Subject Property (yellow) and the Subject Lease Area (red)

AGENDA ITEMS

Regional Shopping Center – Sign Regulations
Hampton Inn
Conditional Use – Undefined Athletics
Open Space Design Overlay Option - Pileggi

cc: R. Birch
M. Fox
J. McDonnell
J. Walsh
C. Chimera
L. McGuire
J. Glickman
L. Manai
J. Trump
K. Johnson
Sewer Authority
F. Bartle
B. Shoupe
E. Reynolds
M. Beatty
M. Schelly
J. Goldstein
J. Rall
S. Krumenacker

MONTGOMERY TOWNSHIP PLANNING COMMISSION
October 18, 2012

The October 18, 2012, meeting of the Montgomery Township Planning Commission was called to order by Acting Chairman Leon McGuire at 7:35 p.m. In attendance were Commissioners Michael Beatty, James Rall and Ellen Reynolds. Commissioners Jonathan Trump, Jay Glickman and Steven Krumenacker were absent. Also present were Matthew Schelly, Montgomery County Planning Commission, Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of October 4, 2012, were approved with one correction: in the last paragraph on page one, change "*Montgomery Walk – Phase IIB – IIC*" to "*Phase IIB.*"

There were no public comments.

The first item on the agenda was a follow-up discussion of the proposed sign regulations for the RS-Regional Shopping Center District. Joe Zadlo and Mike Kissinger were present to discuss this item. Mr. Zadlo stated that they had revised the proposed ordinance based on the discussion at the last Planning Commission meeting. He also thanked Matt Schelly for his assistance with the ordinance revisions. Mr. Kissinger distributed a picture which showed the elevation of signs at the entrance to the Mall by the Food Court. Some discussion followed. The Planning Commission members felt that the revised ordinance answered their previous questions. A motion was made by Mr. Rall, seconded by Mrs. Reynolds, to recommend to the Board of Supervisors that this proposed ordinance be approved. Motion carried unanimously.

The next item to be discussed was a plan for the Hampton Inn, which is to be located on Garden Golf Boulevard. Kirk Clauss, engineer for the project, was present. Mr. Clauss explained that this project had been previously approved in 2009, as part of the plan for a restaurant and two hotels. Since that time the restaurant had been built and one of the hotels is under construction. However, the other hotel had been changed from a Hilton Garden to a Hampton Inn. Both hotel chains are owned by Hilton. Mr. Clauss explained that the footprint had changed and therefore, the number of rooms had changed from 113 to 101. This change would also cause a reduction in the number of parking spaces required. Mr. Clauss noted that they had either met all comments of the consultants or will comply with the comments. After some further discussion, a motion was made by Mr. Beatty, seconded by Mr. Rall, and carried unanimously 4-0.

Next on the agenda was a discussion of the Conditional Use Application for Undefined Athletics. Mike Carr and Michael Carr were present to address this application. Also present was Phil Henderson, owner of the property, which is located at 101 Commerce Drive. Mr. Carr gave an overview of the project which was for a fitness center for individuals and small groups. He explained that he and his son would be the fitness trainers at this location. They did not expect to have more than 25 people at any one time at this location. Mr. Carr explained that they are required to have 36 parking spaces; however, the property now has 43 parking spaces, so that would not be a problem. Mr. Shoupe stated that this was a permitted use by conditional use, in the Limited Industrial District. This property was adjacent to the ground on which the community center will be built. It was suggested that perhaps if there was ever any overflow parking at the community center, the township could use this parking lot for the overflow. After some discussion, a motion was made by Mr. Beatty, seconded by Mrs. Reynolds and carried unanimously 4-0.

The last item to be discussed was the proposed open Space Design Overlay District and map amendment which had been submitted by John Pileggi. Robert Kerns, attorney, and John Pileggi were present to discuss this application. Mr. Kerns explained that this application was requesting that the Board of Supervisors consider creating an Open Space Overlay Option in the R-1 District. He explained that Mr. Pileggi had been before the Township numerous times with different proposals for his property and felt that this proposal was a good situation for everyone. Mr. Kerns noted that the property is located at Limekiln Pike and Lower State Road and is presently zoned R-1. Current R-1 regulations require a minimum of one acre lots, while the Open Space Design Overlay Option would allow a minimum of 10,000 square foot lots. The proposed ordinance would require: 1) that any tract of land to be developed under this option be a minimum of 8 acres; 2) that at least 20% of the area of the tract be set aside as common open space; 3) that two dwelling units per acre be permitted; and 4) that vehicular access from existing streets be limited to a minimal number of major access locations. Mr. Kerns provided a sketch plan of a development using this overlay option on the Pileggi property. There would be 18 single family dwellings. Mr. Beatty pointed out that under the current R-1 zoning, 10 single family dwellings would be permitted. He was not of the opinion that this was the best plan for this area. There was some discussion of this proposal. The consensus of the Planning Commission members was that it appeared that Mr. Pileggi had worked with the Township's previous comments and had tried to achieve a plan that was beneficial to both he and the Township. Mr. Kerns advised that a map change was also proposed that would create the overlay option on certain parcels in the R-1 zoning district. Mr. Schelly advised that the County had reviewed this proposal and had recommended that it not be approved. However, he stated that if the Township was satisfied with the proposal, there was no reason to deny it. After some further discussion a motion was made by Mr. Rall to recommend to the Board of Supervisors that Ordinance #12-264-Z, the creation of the Open Space Design Overlay Option, be approved. The motion further recommended that Ordinance #12-265-Z, allowing for the map change, be approved.

Motion carried 3-1, with Mr. Beatty opposed.

There being no further business, this meeting was adjourned at 10:10 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary

Application for Conditional Use

Township of Montgomery, Montgomery County, Pennsylvania

Notice of Appeal

Appellant: Name: Undefined Athletics, LLC - Owner(s) Michael J. Carr & Michael P. Carr

Address: 1730 Harness Drive North,

Warrington, Pa 18976

Phone: Michael J. Carr, |

Michael P. Carr,

E-mail: Michael J. Carr,

Michael P. Carr,

Owner: Name: Henderson Partnership - Owner, Phillip L. Henderson

Address: 1311 Foulkeways,

Gwynedd, Pa 19436

Phone: 215-233-0500 Fax: 215-233-5014

E-mail: PHENDERSON@MOTSON.COM

Attorney: Name: N/A

Address: _____

Phone: _____ Fax: _____

E-mail: _____

Interest of appellant, if not owner (agent, lessee, etc.):

UNdefined Athletics, LLC as Lessee, wishes to lease space from Owner to be used as a "Fitness Center" as described in #3 below.

1. Brief Description of Real Estate Affected:

Block and Unit Number Block# 018B Unit# 017
Location 101 Commerce Drive
Lot Size 2.3127 Acres more or less
Present Use Light Industrial
Present Zoning Classification LI Limited Industrial District
Present Improvements Upon Land Building and Parking
Deed Recorded at Norristown in Deed Book 5802 Page 247

2. Specific reference to section of the Zoning Ordinance upon which application is based.

Chapter 230 specific ZONING references and reviewed code including but not limited to the following:
1. Conditional Use Definition, Article II 230-5 B. 2. Miscellaneous Provisions Article XXI, Procedures and Standards for Conditional Use Approval 230-156.2. 3. LI Limited Industrial District, Article XVII, Use Regulations 230-103, Permitted when Authorized as Conditional Uses 230-103 C (2). 4. Signs, Article XVIII Definitions 230-123, Design Standards 230--124, Commercial and Industrial District Regulations 230-127. 5. Off Street Parking and Loading, Article XIX 230-134 Required Parking. 6. Additionally, Conditional Use approval and resulting "change of use" mandates meeting ADA requirements

3. Action desired by appellant or applicant (statement of proposed use)

Appellant(s) propose to utilize the space for their business model as follows: Fitness Center focused on teaching and training broad and general fitness based mainly on CrossFit Methodology. The open space provides our clients the opportunity to transition during the workout session. They will receive constantly varied individual training, coupled with small group "hourly" workouts (e.g. 6-12 people at a time). We will be open for business ~ 5-6 hours per day during the week and fewer hours over the weekend. We expect no more than 25-30 clients during peak crossover times between classes. Our last class each day will finish by ~8:30 PM.

4. Reasons appellant believes Board should approved desired action (refer to section(s) of Ordinance under which it is felt that desired action may be allowed, as well as regulations contained in Article XVII, Signs, Article XIX, Off Street Parking and Loading and Article XXI, Miscellaneous Provisions. Appellant (and Owner) believe the proposed conditional use will not be detrimental to the public welfare or damaging to the property or improvements in the vicinity of the proposal or in the district in which the property is located. The proposed conditional use will meet the performance standards that are required in the zoning district it will occupy. The proposed conditional use will be generally compatible with the surrounding land uses in terms of traffic and pedestrian circulation. The proposed conditional use meets all zoning code requirements and not just limited to those specifically cited above. Specific reference to meeting signage and parking requirements are contained in the packet section "detailed plan of proposed structure". The Appellant (and Owner) recognizes the "change of use" requires conformity to ADA regulations, approval of a new Use and Occupancy permit and is committed to make all necessary changes to comply with all relevant regulations and codes.

Notice of Appeal
Page 3

5. Has previous application for conditional use been filed in connection with these premises?
☐ Yes ☒ No

NOTE:

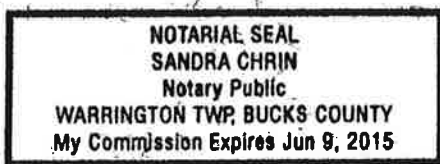
If more space is required, attach a separate sheet and make specific reference to the question being answered.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

SWORN TO AND SUBSCRIBED BEFORE ME THIS

13th DAY OF Sept. 20 12

Sandra Chrin
Notary Public



Michael J. Carr 9/13/12
Appellant's or Owner's Signature
BY UNDEFINED ATHLETICS, LLC
MICHAEL J. CARR, OWNER

Packet Section (g.) Detailed Plan of Proposed Structure
Detailed Plan Description

1. **Related specifically to the detailed building utilization**, Appellant proposes to utilize 6178 sq ft of the 20,000 sq ft (200' x 100') building located at 101 Commerce Drive (i.e. Block and Unit # and Street location in Application). Appellant proposes to utilize building space as a fitness center as permitted when authorized as conditional use for LI Limited Industrial District, under Article XVII, 230-103 C (2) hereinafter called "LEASED SPACE". The LEASED SPACE is highlighted by the diagonals in the "Building Diagram" (page 3) of this Section. The LEASED SPACE will be located on the side of the building adjoining the property at 111 Commerce Drive. The LEASED SPACE will conform to ADA regulations and meet Life Safety and other requirements for issuance of a Use and Occupancy permit. The Property Diagram (page 4) of this section shows existing signage and parking areas to support the proposals and contentions below in #2 Signage and #3 Off Street parking

Key details of the Proposed Use of the LEASED SPACE and highlighted on the Building Diagram in this packet sections (g) are:

- The front of the building is facing Commerce Drive and is proposed to be thirty four (34) linear feet
 - The front of the building will have the main client entrance referenced as Entrance #1.
 - The side of the building (facing, adjoining) 111 Commerce Drive is 100 linear feet with an entrance referenced as Entrance #2
 - The LEASED SPACE will be divided into a lobby area of ~720 sq ft, office area of ~480 sq ft, handicap bathrooms, storage room and entrance corridor of ~546 sq ft and a large open fitness training and workout space of 4,432 sq ft
 - All interior walls separating the LEASED SPACE from the ongoing Limited Industrial space will be from floor to ceiling and meet appropriate code requirements (e.g. Fire retardant specifications)
2. **Related specifically to Signage**, the Appellant proposes to meet the Zoning code in Article XVIII, 230-121 thru 230-133 with specific code reference as shown below. The Appellant will follow the Permit process outlined in 230-131 upon approval of the conditional use appeal for the proposed changes.
 - Specific to 230-127 A (2) (a) Appellant proposes to erect Parallel Sign(s) on the LEASED SPACE exterior front wall near entrance #1 (on Building Diagram) and exterior side wall near entrance #2 (on Building Diagram). The collective total square footage of any parallel signage will be based on the lesser of the square footage formula but no less than 50 square feet.
 - Specific to 230-127 A (4) (b) (2), Appellant proposes to share or add to the existing free standing Business Sign shown in the Property Diagram at corner of Stump Road and Commerce Drive using the regulations outlined in the section. The exiting business sign is ~ 37 sq ft and is setback from the curb line ~51 feet.
 - Specific to 230-127 A (4) (b) (3) Appellant and Owner will share or add to the existing free standing Direction Sign at the Stump Road entrance (currently 3 sq ft) and Appellant proposes to erect a new free standing (6 sq ft or less) Directional sign at the Commerce Drive entrance using the regulations outlined in this section

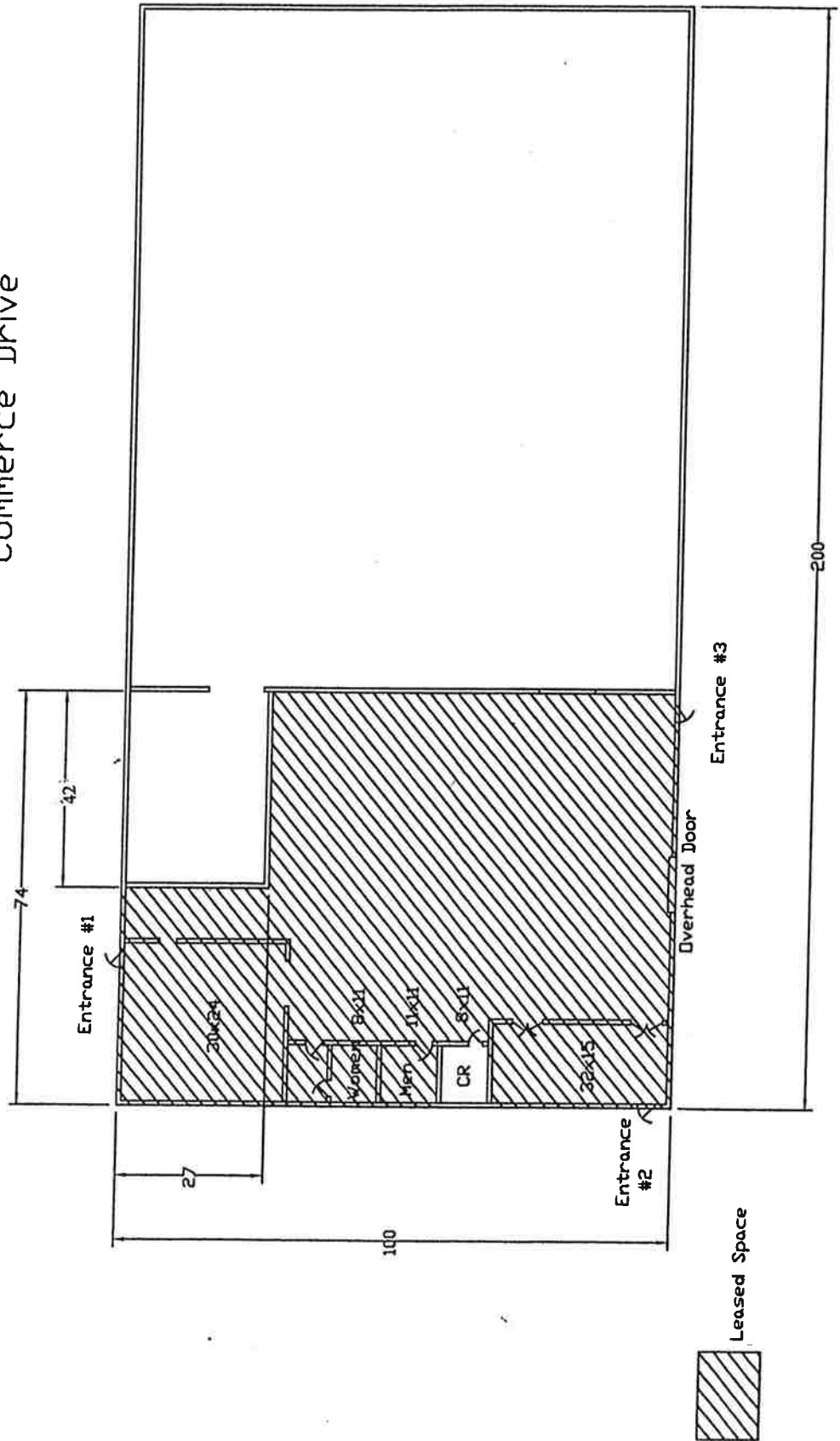
Packet Section (g.) Detailed Plan of Proposed Structure (cont.)
Detailed Plan Description

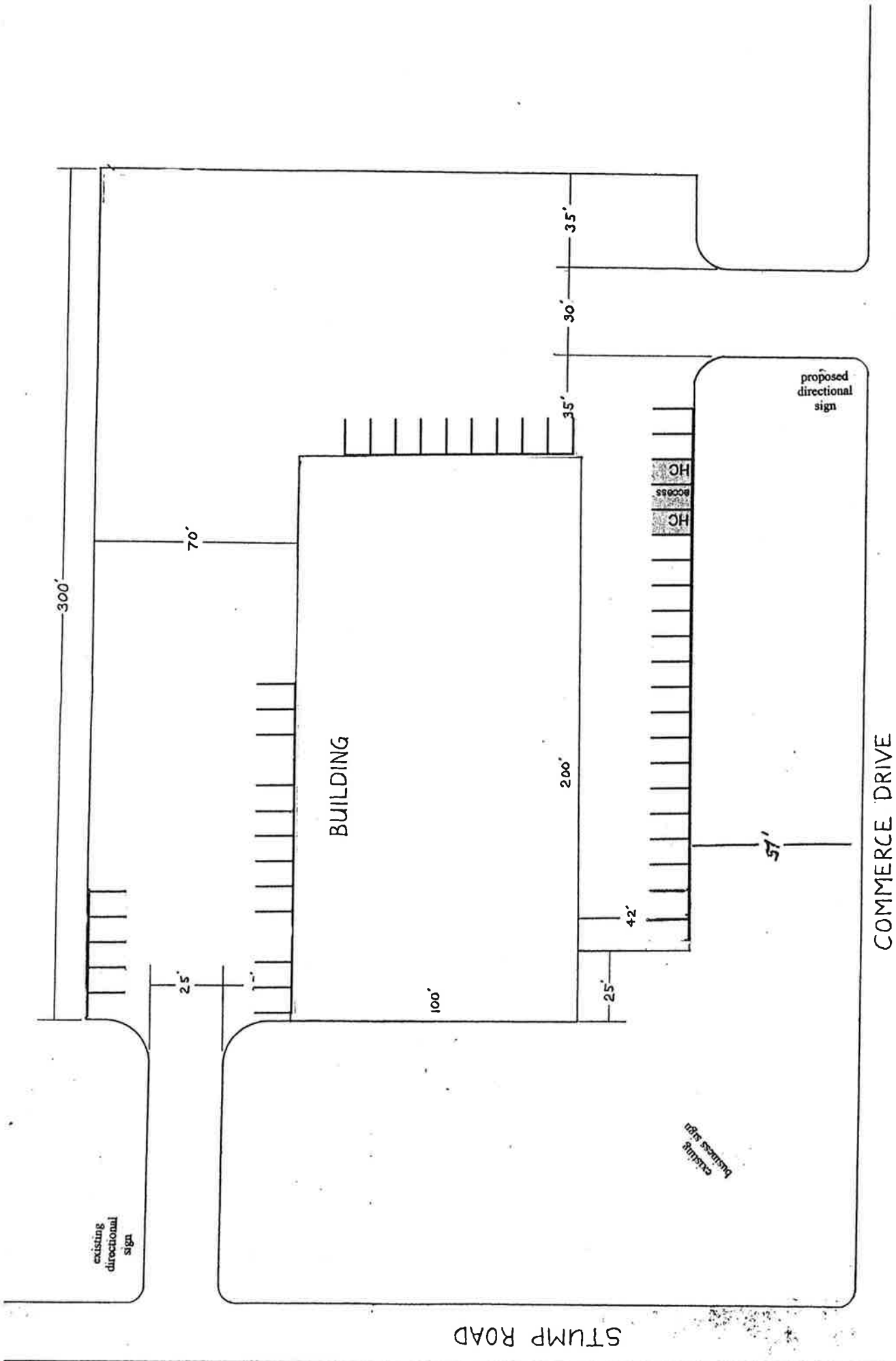
3. **Related Specifically to Off Street Parking and Loading**, the Appellant has calculated that there are sufficient existing parking spaces to meet the zoning code. Owner will also make improvements to comply with ADA regulations for 2 required handicap spaces, specifically van accessibility, space dimensions and handicap signage. This will cause the elimination of 1 parking space from 43 to 42 overall for the entire property. Off Street Parking and Loading by Article and code reference provide more detail below:
- The existing property has a total of 43 Parking Spaces, including 2 handicap parking spaces. The “Change of Use” for a fitness center when authorized as a permitted Conditional Use of the premises along with the ongoing remaining Limited Industrial space use will require a total of 36 parking spaces, including 2 improved Handicap Spaces. The Owner also supports the unrestricted sharing of space as noted below.
 - Regarding the leased Conditional Use Space, Article 230-134 C (12) (a) requires one parking space per 200 square feet of gross floor area for a fitness center. Therefore, given the leased Conditional Use floor area is 6178 square feet, then the fitness center requires 31 off street parking spaces.
 - Regarding the ongoing remaining Limited Industrial use space, Article XVII, 230-117 On-site parking and loading for a Limited Industrial use requires at least one off street parking space for every three employees. The ongoing Limited Industrial use plans to continue with 6 or 7 employees at the site and therefore 2 or 3 required off street parking spaces.

Building Diagram

101 Commerce Drive

Commerce Drive





Property Diagram
101 Commerce Drive
Packet Section (g.) Detailed Plan of Proposed Structure, Page 4 of 4

Packet Section (h.)

List of Property Owners

2 pages

Montgomery Twp

Abc Neighborhoods
— Streets
Abc Address
Abc Lot Dim

Features

- Streams
- Buildings

Check Unlinked Parcels

- ▣ Parcels CHECK
- Parcels
- Hatfield Parcels
- ▣ ParcelsHighlight



SCALE 1 : 3,185



Surrounding Property Owners Report

Parcels

[8 matching records]

#	PIN	Block/Unit #	Property Street Address	Owner				
1	460000544175	018B 018	111 COMMERCE DR	111 ASSOCIATES LLC	111 COMMERCE DR	MONTGOMERYVILLE PA 18936	18936	
2	460003014477	013A 065	258 ORCHARD DR	CONNELL CHRISTOPHER & SUSAN	258 ORCHARD LN	NORTH WALES PA 19454	19454	
3	460003014693	013A 001	257 ORCHARD DR	KEIJZER ANTONIUS J M & BETSY	257 ORCHARD DR	NORTH WALES PA 19454	19454	
4	460003404042	013A 005	153 STAYMAN DR	MATUSEK JULIUS J & KAREN S	153 STAYMAN DR	NORTH WALES PA 19454	19454	
5	460003404069	013A 006	151 STAYMAN DR	HAMPTON RICHARD J & M JANE	151 STAYMAN DR	NORTH WALES PA 19454	19454	
6	460003404087	013A 007	149 STAYMAN DR	GNIAZDOWSKI MATTHEW & CIARLANTE BETH	149 STAYMAN DR	NORTH WALES PA 19454	19454	
7	460003577094	018B 001	100 COMMERCE DR	722 COMMERCE PARTNERS LP	112 GORDON LN	NORTH WALES PA 19454	19454	
8	460003589001	018 001	0 STUMP RD	UNIVEST BANK & TRUST COMPANY	14 N MAIN ST	PO BOX 64197 SOUDERTON PA 18964	18940	

UNdefined Athletics, LLC
Doing Business As "CrossFit UNdefined
Strategic Business Plan Summary

Business Description:

Fitness Center focused on teaching and training broad and general fitness

Strategic Business Plan Summary:

Our business model is teaching and training broad and general fitness based mainly on CrossFit methodology. CrossFit is the principal strength and conditioning program for many police academies and tactical operations teams, military special operations units, champion martial artists, and hundreds of other elite and professional athletes worldwide.

Our program is designed for universal scalability making it the perfect application for any committed individual regardless of experience. Gender, age and fitness levels have had no limitations on the growth, popularity and interest for this approach and methodology. Our model focuses on personal training and coaching to impact people's health, mental well being and overall quality of life by delivering an improved level of fitness.

Our requirements for physical space are basic. We utilize open floor space and simply add rubber mats for flooring, free weights, bars, lifting racks, overhead bars for pull-ups and gymnastic rings along with other tools and equipment (e.g. boxes for jumping, medicine balls, jump ropes, etc.). We provide our clients with constantly varied individual training and small group hourly workouts (e.g. 6-12 people). We generally operate five to six hours a day during the week and fewer hours on the weekend depending on the number of clients.

Legal Name:

Undefined Athletics, LLC (a PA entity)

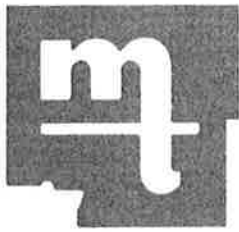
Business Name:

CrossFit UNdefined (to be licensed)

Owners/Contact:

Michael J. Carr (father)

Michael P. Carr (son), (



**MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND
ZONING**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 • Fax: 215-855-1498
www.montgomerytwp.org

BRUCE S. SHOUPÉ
Director of Planning and Zoning

MARIANNE J. McCONNELL
Deputy Zoning Officer

October 15, 2012

RE: Conditional Use Application #C-58
Undefined Athletics, LLC
101 Commerce Drive

Dear Property Owner:

This letter is to advise you that Undefined Athletics, LLC, has applied to the Montgomery Township Board of Supervisors for Conditional Use approval to operate an indoor fitness center at 101 Commerce Drive.

In order to receive public comment on this request, the Board of Supervisors has set Monday, November 12, 2012, after 8:00 p.m., in the Township Building, as the date, time and place for a public hearing.

This letter is being sent to you because you are either an adjacent or nearby property owner or have previously expressed an interest in the disposition of this application. Copies of the proposed map, conditional use application and deed are available for inspection during normal office hours.

Sincerely,

Bruce S. Shoupe
Director of Planning and Zoning

No. _____

C-58

20 12

ZONING NOTICE

JN DE FINCO Athletics LLC

has appealed to the [REDACTED] for con-

sideration of BOARD OF SUPERVISORS
A Conditional Use Application to allow

the operation of an indoor fitness center

At 101 Commerce Drive.

RE

Board of Supervisors

The [REDACTED] under authority

of the MONTGOMERY TOWNSHIP ZONING ORDINANCE

invites all interested parties to appear and be heard at a

PUBLIC HEARING to be held in the Montgomery Township

Building located at 1001 Stump Road, on November 12, 2012

at 8:00 p.m.

THIS ZONING NOTICE must be displayed in a conspicuous place in FRONT of the premises PLAINLY VISIBLE TO PASSERSBY and kept there for the Seven Days preceding the PUBLIC HEARING. The applicant is responsible for the maintenance of this notice and should it be destroyed or removed, must immediately obtain another copy.

DATE POSTED

11.01.12

Zoning Officer _____

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of 2013 Preliminary Budget

MEETING DATE: November 12, 2012

ITEM NUMBER:

#10

MEETING/AGENDA: WORK SESSION

ACTION **xx**

NONE

REASON FOR CONSIDERATION: Operational: **XX** Policy: Discussion: Information:

INITIATED BY: Shannon Q. Drosnock
Finance Director

BOARD LIAISON: Robert J. Birch, Chairman
Liaison – Finance Committee

BACKGROUND:

The Board of Supervisors conducted three public workshops during the month of October and has one re-scheduled for November 14th due to the impact of Hurricane Sandy. These meetings were held with all department heads and representatives of the FDMT, Inc. to review proposed Revenues and Expenditures for the 2013 Preliminary Budget. A Summary of the proposed Revenues and Expenditures for each fund is attached. Presentation slides highlighting the revenue and expenditures in the 2013 Preliminary Budget will be presented at the public meeting on Monday night.

Upon adoption of a preliminary budget by the Board, a notice must be advertised once in one newspaper of general circulation in the township that the proposed budget is available for public inspection at the Township Building. After the approved preliminary budget has been available for public inspection for twenty (20) days, the Board of Supervisors shall, after making revisions as are appropriate, adopt a final budget not later than December 31st.

The adoption of this 2013 Preliminary Budget is an important step towards adoption of a Final Budget for 2013. If the estimated revenues or expenses in a proposed Final Budget are increased more than ten percent in the aggregate or more than twenty-five percent in any major category over the advertised 2013 Preliminary Budget, a Final Budget may not be legally adopted with those increases unless it is been advertised again and an opportunity given to taxpayers to examine the amended Final Budget.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: As described above.

RECOMMENDATION:

Approve the 2013 Preliminary Budget for public inspection as proposed.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby adopt the 2013 Preliminary Budget for all funds in the form attached hereto.

BE IT FURTHER RESOLVED that we hereby set Monday December 17, 2012 at 8:00 p.m. in the Township Building as the date, time and place for the Public Meeting for consideration of adoption of the 2013 Final Budget.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP
2013 PROPOSED BUDGET

	2011	2012	2013
Fund-Dept	Actual	Org. Budget	Budget
FUND 01 GENERAL FUND			
REVENUES			
Subtotal Real Estate Taxes	1,528,671.93	1,555,700.00	1,584,400.00
Subtotal Earned Income Taxes	3,925,766.20	3,800,000.00	3,935,000.00
Subtotal Local Enabling Taxes	4,118,013.36	3,924,000.00	4,029,000.00
Subtotal Permits	607,435.83	556,000.00	595,000.00
Subtotal Licenses	558,120.55	541,300.00	545,800.00
Subtotal Fines	179,842.38	127,000.00	135,000.00
Subtotal Interest	19,536.54	34,000.00	29,500.00
Subtotal Rent	0.00	0.00	0.00
Subtotal Grants	667,843.83	411,000.00	426,500.00
Subtotal Departmental Fees	68,274.42	78,875.00	74,900.00
Subtotal Other Financing Source	91,916.76	78,000.00	85,000.00
Subtotal Interfund Transfers	432,723.62	375,810.00	432,220.00
Total General Fund Revenues	12,198,145.42	11,481,685.00	11,872,320.00
EXPENDITURES			
Subtotal Administration	1,061,878.42	1,298,735.00	1,140,720.00
Subtotal Tax Collection	201,126.29	208,075.00	210,790.00
Subtotal Benefits and Insurance	7,650.00	0.00	0.00
Subtotal Finance	537,700.02	554,525.00	845,910.00
Subtotal Police	5,115,301.11	5,473,115.00	5,748,960.00
Subtotal Police Vehicles	343,955.26	207,150.00	279,250.00
Subtotal Fire Protection	172,944.57	84,795.00	84,830.00
Subtotal Planning & Zoning	735,218.33	785,495.00	739,480.00
Subtotal Emergency and VMSC	1,810.47	9,300.00	6,100.00
Subtotal Public Works - General	1,838,607.72	1,852,215.00	1,684,300.00
Subtotal Snow Removal	68,937.09	113,150.00	89,000.00
Subtotal Public Works - Traffic L	56,871.85	100,095.00	124,030.00
Subtotal Public Works - Street Li	16,089.42	20,200.00	19,700.00
Subtotal Pubic Works - Repair	26,294.21	27,000.00	27,000.00
Subtotal Interfund Transfers	630,060.00	734,380.00	866,090.00
Total Expenditures General Fund	10,814,444.76	11,468,230.00	11,866,160.00
TOTAL SURPLUS/DEFICIT GENER	1,383,700.66	13,455.00	6,160.00

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY**

SUBJECT: Consider Renewal of Montgomery County Community Planning Assistance Contract

MEETING DATE: November 12, 2012

ITEM NUMBER: # //

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
 Director of Planning and Zoning

BOARD LIAISON: Candyce F. Chimera
 Chairman

BACKGROUND:

Attached is a copy of a proposal from the Montgomery County Planning Commission to extend their Community Planning Assistance Contract with the Township for a three year period covering the years 2013 – 2015. Community planning services available to the Township under this contract would include zoning and subdivision code revisions, attendance at Planning Commission and Open Space Committee meetings, extra-thorough subdivision/land development plan reviews as well as other land use planning services as outlined in their proposal.

Over the past several years, the County Planners have been involved in preparing an update of the Township's Park and Recreation Plan and have assisted in preparing application for a DVRPC Trail Planning Grant.

PREVIOUS BOARD ACTION:

The Board approved a three year contract in 2009.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

In addition to Montgomery County Planning Commission reviews, the Township also engages the services of independent consulting planners to conduct reviews of subdivision/land development plans and to provide assistance in recommending/preparing code amendment. The County Planning Commission is otherwise still obligated to review and comment on land use matters in accordance with Act 247.

ALTERNATIVES/OPTIONS:

Approve or not approve extension of the contract.

BUDGET IMPACT:

The current agreement provides for planner attendance at 18 night meetings per year and 2.5 "Planner Days" per month. Their expectation is that the Township will see a significant increase in the amount of development proposals in the next few years and they are suggesting that the Township consider an increase in the number of night meetings from 18 per year to 24 per year. This would be an increase of \$925 per year to the Township. Funding for planning services have been included in the 2013 Proposed Budget

RECOMMENDATION:

Consider renewal of the Community Planning Assistance Contract with Montgomery County Planning Commission.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby (approve/not approve) the renewal of the Community Planning Assistance Contract with the Montgomery County Planning Commission.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSHUA D. SHAPIRO, CHAIR

LESLIE S. RICHARDS, VICE CHAIR

BRUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722

FAX: 610-278-3941 • TDD: 610-631-1211

WWW.MONTCOPA.ORG/PLANNING

October 2, 2012

SUBJECT: 3-year Community Planning Assistance Contract Renewal

TO: Bruce Shoupe, Township Director of Planning & Zoning Administration

FROM: Matthew Schelly, MCP, MLA, Senior Community Planner to Montgomery Township

Mr. Shoupe,

As you know, our contract with Montgomery Township lapses at the end of December. The current contract accounts for us to provide 18 night meetings per year and 2.5 "Planner Days" per month. We have reviewed the work, products, and other benefits Montgomery Township has received over the term of the current contract, such as the soon-to-be-complete Comprehensive Parks & Recreation Plan, various zoning and subdivision revisions, extra-thorough plan reviews, nightly meetings, work for the trail grant application, various coordination work, and other services.

We have attached a calculation of the costs to the Township if our contracted level of service is to remain the same.

We would like you to consider the anticipation of a significant increase in the amount of development proposals in the foreseeable future and we would suggest considering increasing the number of night meetings from 18 per year to 24 per year to reflect 2 Planning Commission meetings most months plus an occasional night meeting with other boards, commissions, or committees. Changing to 24 meetings would increase the cost to the Township by an average of \$925 per year. We have also attached a calculation of the costs to the Township if our contracted level of service is to change to this level.

We should discuss, perhaps with Larry Gregan, what major planning projects or issues are foreseen for the Township in the next three years. I have also attached a draft of the items we could include under the Structured Assistance section of the contract. This is similar to the list we gave you 3 years ago and is referenced in our current contract. The BOS chose to have us do the Comprehensive Parks and Recreation Plan instead, but these are all still very relevant to the future of the township. We have also added a few items to reflect new planning action items to be recommended in the Comprehensive Parks and Recreation Plan. You may choose, however, to leave this area rather open-ended.

A draft of the proposed contract can be forwarded to you at any time. Almost all of it will be identical to the current contract. Usually the only changes are with regard to the dates, the costs, as discussed above, and with regard to the Structured Assistance items.

If you have any questions, please feel free to contact us at any time.

Sincerely,

Matthew Schelly, MCP, MLA, Senior Community Planner to Montgomery Township

c.: John Cover, Chief of Community Planning, Montgomery County Planning Commission

Montgomery Township
Community Planning Assistance
Contract Cost Proposals
January 1, 2013 - December 31, 2015

Description			TOTAL CONTRACT COST	MUNICIPAL SHARE 50%
<u>Year One</u>			<u>RATE</u>	
2.5	Planner-Days / Month	\$607 / Planner Day	\$18,210.00	\$9,105.00
18	Night Meetings* / Year		\$5,463.00	\$2,731.50
		<u>YEAR ONE TOTAL</u>	\$23,673.00	\$11,836.50
<u>Year Two</u>			<u>RATE</u>	
2.5	Planner-Days / Month	\$617 / Planner Day	\$18,510.00	\$9,255.00
18	Night Meetings* / Year		\$5,553.00	\$2,776.50
		<u>YEAR TWO TOTAL</u>	\$24,063.00	\$12,031.50
<u>Year Three</u>			<u>RATE</u>	
2.5	Planner-Days / Month	\$627 / Planner Day	\$18,810.00	\$9,405.00
18	Night Meetings* / Year		\$5,643.00	\$2,821.50
		<u>YEAR THREE TOTAL</u>	\$24,453.00	\$12,226.50
Total Contract Costs (Years 1-3)			\$72,189.00	\$36,094.50

* One Night Meeting = half of a Planner Day

Summary of Invoices			Municipal Share 50 %
<u>Year One</u>			
Invoice 1	April, 2013		\$5,918.25
Invoice 2	October, 2013		\$5,918.25
<u>Year Two</u>			
Invoice 3	April, 2014		\$6,015.75
Invoice 4	October, 2014		\$6,015.75
<u>Year Three</u>			
Invoice 5	April, 2015		\$6,113.25
Invoice 6	October, 2015		\$6,113.25
			\$36,094.50

Montgomery Township
Community Planning Assistance
Contract Cost Proposals
January 1, 2013 - December 31, 2015

Description			TOTAL CONTRACT COST	MUNICIPAL SHARE 50%
<u>Year One</u>			<u>RATE</u>	
2.5	Planner-Days / Month	\$607 / Planner Day	\$18,210.00	\$9,105.00
24	Night Meetings* / Year		\$7,284.00	\$3,642.00
			<u>YEAR ONE TOTAL</u>	<u>\$25,494.00 \$12,747.00</u>
<u>Year Two</u>			<u>RATE</u>	
2.5	Planner-Days / Month	\$617 / Planner Day	\$18,510.00	\$9,255.00
24	Night Meetings* / Year		\$7,404.00	\$3,702.00
			<u>YEAR TWO TOTAL</u>	<u>\$25,914.00 \$12,957.00</u>
<u>Year Three</u>			<u>RATE</u>	
2.5	Planner-Days / Month	\$627 / Planner Day	\$18,810.00	\$9,405.00
24	Night Meetings* / Year		\$7,524.00	\$3,762.00
			<u>YEAR THREE TOTAL</u>	<u>\$26,334.00 \$13,167.00</u>
Total Contract Costs (Years 1-3)			\$77,742.00	\$38,871.00

* One Night Meeting = half of a Planner Day

Summary of Invoices			Municipal Share 50 %
<u>Year One</u>			
Invoice 1	April, 2013		\$6,373.50
Invoice 2	October, 2013		\$6,373.50
<u>Year Two</u>			
Invoice 3	April, 2014		\$6,478.50
Invoice 4	October, 2014		\$6,478.50
<u>Year Three</u>			
Invoice 5	April, 2015		\$6,583.50
Invoice 6	October, 2015		\$6,583.50
			\$38,871.00

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSHUA D. SHAPIRO, CHAIR

LESLIE S. RICHARDS, VICE CHAIR

BRUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
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2013 to 2015 Montgomery Township Planning Actions

For the 2013 to 2015 contract period the following planning action items could be pursued.

Depending on the amount of services in the contract, one or more of these action items could be achieved within the three-year term of the contract.

There are 3 areas of focus shown here, each with a number of action items:

- Achieving the Vision of the Comprehensive Plan
- A Township-wide Trail Location Feasibility Study (not the same as the Powerline Trail Feasibility Study)
- Implementation Items from the Parks and Recreation Plan

Achieving the Vision of the Comprehensive Plan

While the Comprehensive Plan listed over 45 action items to implement and achieve the vision of the plan, these are the four we think are the most valuable to the Township at this time:

1. Town Center

The town center is probably the best place to start since it addresses many policies at once:

- economic development,
- redevelopment,
- diversity of retail, services, offices, housing, parks, recreation,
- increased public open space,
- community interaction,
- cultural resources,
- more efficient transportation with more in-township destinations,
- improved environmental preservation and restoration,
- coordination between multiple agencies and organizations, and
- helping to preserve existing neighborhoods.

It could also include 2 of the 4 special Study Areas (The Mall, RD Management).

It effectively refreshes, reinvigorates, stimulates, and focuses the township at its center rather than nibbling at the fringes. It also becomes a catalyst for many other improvements.

However, it will take a relatively long time to see physical results, but that also means the work should be started as soon as possible, so that its benefits are enjoyed sooner rather than later or never. Also, this initiative is also being done to take care of some existing or looming problems for which action is needed now.

2. Transportation

Prepare a comprehensive Multi-modal Transportation Plan that addresses all of the following Comprehensive Plan Objectives:

- Reduce traffic congestion and vehicular trips
- Safer and more convenient vehicular, pedestrian, and bicycle access.
- Increase interconnected commercial parking areas and shared driveways.

3. Environmental

A new Environmental Resource Preservation and Conservation Plan would address the following Comprehensive Plan objectives:

- Plan for more efficient use of land, transportation, and infrastructure.
- Reduce pollutants by implementing the previously mentioned transportation objectives.
- Ensure that vital natural resources are preserved or restored throughout the township.
- Implement township-wide conservation and efficiency programs.
- Establish or encourage new building standards that ensure efficient use of resources during construction and operation of buildings, such as LEED, solar panels, green roofs, and advanced lighting controls.

4. Study Area B: Atlantic Books area

The Comprehensive Plan says:

"Located along 309, upgrades to these buildings are desirable, but driveways are not. Impacts on nearby residential properties should be minimized and a segment of the county trail system included. A coordinated plan for the transformation of all the properties in this area is desirable."

A Township-wide Trail Location Feasibility Study (not the same as the Powerline Trail Feasibility Study)

1. A Report and Recommendations would be prepared that:

- Identifies a complete network of pedestrian and bicycle routes throughout the township
- Indicates the striping, signage, sidewalks, and trail additions needed at specific locations in the township
- Includes suggested trail names and signage graphics

Implementation Items from the Comprehensive Parks and Recreation Plan

2. Natural Resources Management Plan, Phase 1

- a. Map and identify general characteristics in preparation for a consultant

3. Cultural and Heritage Plan for Township-owned Lands

- a. Identify the cultural and heritage resources
- b. Provide a plan for their preservation and use

4. Overall Management Plan for Township-owned Lands

- a. Map and identify boundaries of the township-owned lands
- b. Provide strategies for stewardship of these lands

5. Wayfinding Plan, Phase 1

- a. List sign types to be used
- b. Inventory existing and needed signs in parks and along streets
- c. Preparation for a consultant

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorization to Advertise Public Hearing – Amendments to Regional Shopping Center Ordinance – Ordinance #12-266-Z – Sign Regulations

MEETING DATE: November 12, 2012

ITEM NUMBER: #12

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe

Director of Planning and Zoning

BOARD LIAISON: Candyce F. Chimera
Chairman

BACKGROUND:

Attached is a draft ordinance amending the Regional Shopping Center District, pertaining to signs regulations. This ordinance would only pertain to the Montgomery Mall site.

This draft has been reviewed by the Township Staff and Planning Commission. Any comments have been incorporated into the draft.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

None

RECOMMENDATION:

The Board of Supervisors establish December 17, 2012, as the date for a Public Hearing.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank B. Bartle, Esq.

RESOLUTION #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby set Monday, December 17, 2012, after 8:00 PM in the Township Building as the date, time and place for a Public Hearing to consider Ordinance #12-266-Z, an ordinance amending the RS- Regional Shopping Center District relating to sign regulations.

Be it further resolved that the Township Solicitor be authorized to advertise said public hearing date and time.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: F. Bartle, B. Shoupe, M. Stoerrle, Minute Book, Resolution File, File

Robert L.
Brant
& ASSOCIATES
attorneys at law

572 West Main Street · P.O. Box 26865 · Trappe PA 19426 · Phone: 610.489.9199 · Fax: 610.489.6815

Robert L. Brant · Wendy Feiss McKenna · Blake E. Dunbar, Jr. · Robert D. Reber, Jr.

October 25, 2012

Via E-mail fbartle@dischellbartle.com and First Class Mail

Frank R. Bartle, Esquire
1800 Pennbrook Parkway
P. O. Box 107
Lansdale, PA 19446-0107

**RE: Proposed Ordinance revision for the Regional Shopping
Center RS District - Sign Regulations**

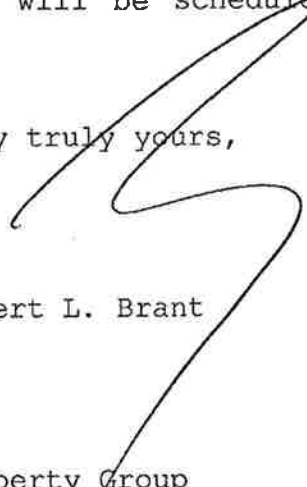
Dear Frank:

Joseph Zadlo, Mike Kissinger and I appeared before the Montgomery Township Planning Commission on two occasions - October 4 and 18, 2012, with regard to the proposed Ordinance revision for the Regional Shopping Center - RS District sign regulations. The Planning Commission has recommended the Ordinance - which I have attached - which incorporates their recommendations and revisions. Accordingly, I would respectfully request on behalf of Simon Properties that this matter be authorized for advertisement and placed on an agenda of the Board of Supervisors of Montgomery Township for its adoption. We will make a thorough presentation to the Board of Supervisors with respect to the Ordinance amendments. We have already provided you and the Township with the requisite number of copies of both the Ordinance and photographs depicting the signage and its visual impact on adjacent properties. We are satisfied at this point that there is nearly no impact upon the adjacent residential properties along North Wales Road and have satisfied the Planning Commission that the proposed Ordinance is reasonable and pragmatic.

Frank R. Bartle, Esquire
October 25, 2012
Page 2

Thanks, of course, for all of your help in this matter.
Please advise us to when this matter will be scheduled. Best
regards.

Very truly yours,



Robert L. Brant

RLB/mke
Attachment

cc: Joseph A. Zadlo, Architect
Mr. William G. Jackson, Simon Property Group
Michael Kissinger, P.E.
Wendy F. McKenna, Esquire

**Proposed Ordinance Revision for the
Regional Shopping Center (RS) District Sign Regulations
as revised per Planning Commission input**

Delete in its entirety existing Section 230-128.

Insert new Section 230-128. as follows.

§ 230-128. Regional Shopping Center (RS) regulations.

On premises signs. In the Regional Shopping Zone, all on-premises signs shall be those that comply with the regulations herein below. As used herein, on-premises signs shall not include any signs located within the interior of any enclosed regional shopping center.

A. Parallel wall or fascia signs and awning signs.

- (1) Parallel signs and signs affixed to awnings. All retail stores having one or more exterior dedicated entrances shall be permitted exterior signage that may be divided on up to four (4) exterior walls in accordance with the table below. No individual sign shall exceed 500 square feet in area.

Gross Floor Area	Total Square Footage Allowed per Retail Store with Exterior Entrance
0 to 5,000 square feet	125 square feet
5,001 to 10,000 square feet	125 square feet plus 1 square foot for each 40 square feet over 5,000 square feet
10,001 to 25,000 square feet	250 square feet plus 1 square foot for each 60 square feet over 10,001 square feet

Gross Floor Area	Total Square Footage Allowed per Retail Store with Exterior Entrance
25,001 to 50,000 square feet	500 square feet plus 1 square foot for each 40 square feet over 25,001 square feet
Over 50,001 square feet	1,200 square feet
Over 100,000 square feet on a single floor store	2,000 square feet

- (2) The total maximum sign area on each wall of the building shall be limited to 25% of the area of the building wall, counting all undulations, including doors and windows, to which the sign is attached.
- (3) Mall entrance signs. At each common mall entrance one parallel sign shall be permitted which sign shall not exceed 150 square feet.
- (4) Special function signs. Where a common mall entrance provides access to a special function area, such as a food court and not a common corridor, one parallel sign of up to 150 square feet in area shall be permitted in addition to any mall entrance sign.
- (5) Exterior Presence Signs. In those instances where a major tenant, for whom a designated exterior entrance is not present, one exterior parallel wall sign shall be permitted in accordance with the following table. A major tenant shall be a store, restaurant or such with over 7,000 square feet of gross leased area.

Gross Leased Area	Total Exterior Presence Signage Square Footage Allowed for Major Tenants without a Direct Exterior Entrance
7,000 to 10,000 square feet	125 square feet plus 1 square foot for each 24 square feet over 7,000 square feet
Over 10,001 square feet	250 square feet

B. Freestanding signs.

- (1) A regional shopping center shall be permitted to have one freestanding sign on each State road frontage advertising the businesses and events conducted in the center, provided that the area of any one side of any such sign shall not exceed the following schedule: for regional shopping centers with a gross leasable area of 800,000 square feet and over, a sign of 450 square feet maximum; for shopping centers with a gross leasable area of less than 800,000 square feet, a sign of 300 square feet maximum. Such signs shall not exceed 35 feet in height, and no such sign shall be placed closer than 25 feet to the legal right-of-way line of any street or highway abutting the area where the sign is placed.
 - (a) One changeable-copy sign per State street frontage shall be permitted as a part of an allowed freestanding sign. The changeable copy area shall be limited to 150 square feet of the permitted sign area. All aspects of the changeable copy sign shall comply with the Township's latest regulations for off premises/billboard signs.
- (2) A regional shopping center shall be permitted to have one freestanding monument sign on each entry drive on a County or Local road announcing the regional shopping center, provided that the area of any one side of any such sign shall not exceed 75 square feet. Such signs shall be

placed no closer than 25 feet from the legal right-of-way line of the street. No such sign shall exceed 5 feet in height.

- (3) Directional information signs to guide shoppers shall be permitted on the premises. Such signs shall be limited to 64 square feet in area each, shall not exceed 8 feet in height and shall be located a minimum of 25 feet from the existing curbline or edge of roadway of a public street. Directional information signs shall only be permitted where drive aisles intersect with the ring-road.
- (4) In no event shall the placement of any signs obstruct the line of sight of vehicular traffic.

D. Pad Sites.

- (1) The total area for all parallel signs and awning signs shall be calculated based on either one square foot of sign area for each foot of distance a building is set back from the curbline or edge of roadway or two square feet of sign area per linear foot of front building wall, whichever is less, with a maximum of 350 square feet shall be permitted. If the above calculation renders the allowable area to be less than 50 square feet, then an area of 50 square feet is allowed.
 - (a) The total permitted area may be divided among the exterior walls of the space occupied. The maximum sign area on each building wall is limited to 25% of the area of the building wall, including doors and windows, to which the sign is attached.
 - (b) In the case of a building situated not parallel to the roadway, or with undulations, the average distance the building is set back from the curbline or edge of roadway shall be used for calculating the allowable signage area.
 - (c) In no event shall the placement of the sign impede the view of vehicular traffic or shall any portion of the sign overhang a pedestrian walkway or sidewalk.

- (d) In the above-indicated zones, when a sign is attached to a premises occupied by more than one user, then each business shall be entitled to a total maximum sign area calculated as though each business were a freestanding premises with a maximum allowable sign area calculated as in Subsection D.(1.) above.
 - (2) Signs painted on or affixed to the inside or outside of windows shall be included in the computation of maximum size for signs if their combined area exceeds 25% of the area of the windows they occupy.
 - (3) Notwithstanding the foregoing, however, the total area of parallel signs and for signs affixed to awnings and any signs affixed to the inside or outside of windows may not exceed 25% of the area of the wall, including windows and door area and cornices, to which they are attached.
- E. Banners and temporary signs. All banners and temporary signs shall comply with the standards specified in § 230-127.
- F. Landscaping for freestanding signs shall be as required in § 230-127.
- G. Except for the aforementioned signs in this Section 230-128, a regional shopping center shall not be permitted to have any other signs on the premises.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Application Escrow Release- Knapp Road Park. -- #M-10-30

MEETING DATE: November 12, 2012

ITEM NUMBER: #13

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce F. Chimera
Chairman

BACKGROUND:

J. D. Eckman, Inc. has requested that any funds remaining in the application (legal and engineering) escrow account for the Knapp Road Park be returned to them as this project has been completed. The amount of funds remaining in this account is \$2,162.15.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Approve or not approve the escrow release.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this escrow be released.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

WHEREAS, a request for a release of application escrow was received from J. D. Eckman, Inc.
in the amount of \$2,162.15, for the Knapp Road Park; and

WHEREAS, this project is now completed.

NOW, THEREFORE, BE IT RESOLVED BY the Board of Supervisors of Montgomery Township
that we do hereby authorize the release of \$2,162.15, in accordance with the applicant's request, and the
officers of the Township are authorized to take the necessary action to obtain release of said sum. This
will close this escrow account.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, B. Shoupe, Finance Department, M. Stoerrie, Minute Book, Resolution File, File

Bruce S. Shoupe
Director of Planning and Zoning

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Application Escrow Release– Taco Bell – LDS#601

MEETING DATE: November 12, 2012

ITEM NUMBER: #14

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce F. Chimera
Chairman

BACKGROUND:

Taco Bell has requested that any funds remaining in the application (legal and engineering) escrow account be returned to them as this project has been completed. The amount of funds remaining in this account is \$4,180.98.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Approve or not approve the escrow release.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this escrow be released.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____ SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

WHEREAS, a request for a release of application escrow was received from Taco Bell in the amount of \$4,180.98; and

WHEREAS, this project has been completed for some time and their construction escrow has been released.

NOW, THEREFORE, BE IT RESOLVED BY the Board of Supervisors of Montgomery Township that we do hereby authorize the release of \$4,180.98, in accordance with the applicant's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. This will close this escrow account.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, B. Shoupe, Finance Department, M. Stoerle, Minute Book, Resolution File, File

Bruce S. Shoupe
Director of Planning and Zoning

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Application Escrow Release– Bertucci's Restaurant – LDS#652

MEETING DATE: November 12, 2012

ITEM NUMBER: #15

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce F. Chimera
Chairman

BACKGROUND:

Bertucci's Restaurant has requested that any funds remaining in the application (legal and engineering) escrow account be returned to them as this project has been completed. The amount of funds remaining in this account is \$ 5,984.27.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

Approve or not approve the escrow release.

BUDGET IMPACT:

None.

RECOMMENDATION:

That this escrow be released.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

WHEREAS, a request for a release of application escrow was received from Bertucci's Restaurant in the amount of \$5,984.27. and

WHEREAS, this project has been completed for some time and their construction escrow has been released.

NOW, THEREFORE, BE IT RESOLVED BY the Board of Supervisors of Montgomery Township that we do hereby authorize the release of \$5,984.27, in accordance with the applicant's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. This will close this escrow account.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, B. Shoupe, Finance Department, M. Stoerrle, Minute Book, Resolution File, File

Bruce S. Shoupe
Director of Planning and Zoning

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Second Amended DEP Sewage Facilities Planning Module –
The Enclave at Montgomery

MEETING DATE: November 12, 2012

ITEM NUMBER: #16

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Chairman

BACKGROUND:

This application is for The Enclave at Montgomery development. DEP Sewage Facilities Planning Modules were approved in 2007 and 2009. The developer is now proposing a further change in the scope of the development, which will include 218 age restricted carriage homes, 35 age restricted single family detached dwelling units, 33 single family detached dwelling units, 109 townhouse units and a Community Center, as well as a reduced size commercial area along Route 309. These changes will require a second amendment of the Sewage Facilities Planning Module.

The Township's Act 537 Plan is its plan for sewer service and the MTMSA is responsible for the implementation of this plan. Occasionally, the plan must be changed due to development and a planning module must be submitted to DEP. This plan is consistent with the Township's Act 537 Plan.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

DEP Sewage Facilities Planning Modules were approved in 2007 and 2009.

ALTERNATIVES/OPTIONS:

Approve the DEP Sewage Facilities Planning Module.

BUDGET IMPACT:

None.

RECOMMENDATION:

Acceptance of the DEP Sewage Facilities Planning Module.

MOTION/RESOLUTION:

The resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

WHEREAS, the Department of Environmental Protection requires that a municipality amend its Sewage Facilities Plan for any new development; and

WHEREAS, an application for a Second Amended Sewage Facilities Planning Module has been submitted to DEP for The Enclave at Montgomery, located at Hartman Road and Route 309; and

WHEREAS, this Planning Module has been reviewed by the Montgomery Township Municipal Sewer Authority and found to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Montgomery Township that we hereby approve the Second Amended Sewage Facilities Planning Module application for The Enclave at Montgomery.

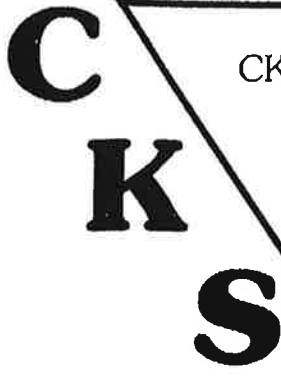
MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, F. Bartle, MTMSA, B. Shoupe, M. Stoerrle, Minute Book, Resolution File, File



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

David W. Connell, P.E.
Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane

November 6, 2012
Ref: #8458

Montgomery Township Municipal Sewer Authority
1001 Stump Road
Montgomeryville, PA 18936-9605

Attention: Karyn L. Koerwer, Manager

Reference: The Enclave at Montgomery (B18/U14, 15 & 16)
Major Land Development - Bethlehem Pike (S.R. 0309)/Hartman Road (S.R. 2014)
Second Amended Sewage Facilities Planning Module Application

Dear Karyn:

The Pennsylvania Department of Environmental Protection (PA DEP) had previously approved the Sewage Facilities Planning Module Application pertaining to the 254 carriage homes, 314 condominium units, and associated Community Centers that were originally proposed in conjunction with the above-referenced development on January 12, 2007. Subsequently, the developer proposed a change in the scope of the development to include 174 carriage homes, 57 single-family detached dwelling units, 109 townhouse units and appurtenant Community Center, as well as a Commercial Area along the Route 309 frontage of the development site, and obtained an amended Sewage Facilities Planning Module Approval from the PA DEP by letter dated November 25, 2009. The developer is now proposing a further change in the scope of the development, which would now include 218 age-restricted carriage homes, 35 age-restricted single-family detached dwelling units, 33 single-family detached dwelling units, 109 townhouse units and a Community Center, as well as a reduced size Commercial Area along the Route 309 frontage of the development site, which would require a second amendment of the Sewage Facilities Planning Module Approval for the development.

In support of the current request for a second amendment of the Sewage Facilities Planning Module Approval pertaining to the development, the developer has submitted a modified PA DEP Approval Resolution and appurtenant narrative summarizing the changes in the development scope and associated impacts on wastewater flow projections. We have reviewed the information submitted by the developer in support of their request for a second amendment of the Sewage Facilities Planning Module previously prepared for this development and have found same to be in order. To that end, we recommend that the enclosed amended Sewage Facilities Planning Module Application be scheduled for review/approval at an upcoming Montgomery Township Board of Supervisors meeting.

CKS Engineers, Inc.

Ref: #8458

Page 2

If you should have any questions concerning the information presented above or enclosed herein, please do not hesitate to contact me.

Very truly yours,
CKS ENGINEERS, INC.
Authority Engineers

Thomas F. Zarko, P.E.

TFZ/mak

Enclosures

cc: Robert J. Kerns, Esq., Kerns, Pearlstine, Onorato & Hladik, LLP
Richard Watt, Esq., Kerns, Pearlstine, Onorato & Hladik, LLP
Lawrence J. Gegan, Township Manager
Bruce S. Shoupe, Director of Planning and Zoning
The Cutler Group
File



pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code No.

1-46940-282-3J

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of Montgomery
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS The Cutler Group, Inc. land developer

Enclave at Montgomery name of subdivision, and described in the attached Sewage Facilities Planning Module, and

proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify) _____

WHEREAS, Montgomery Township municipality finds that the subdivision described in the attached

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of Montgomery hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20____.

Municipal Address:

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605
Telephone 215-393-6900

Seal of
Governing Body

PLANNING MODULE FOR LAND DEVELOPMENT
ENCLAVE AT MONTGOMERY
REVISED PROJECT NARRATIVE
CODE #1-46940-282-3JREV

The Act 537 sewage facilities planning approval for the Enclave at Montgomery includes 174 of the same type of age restricted carriage homes, a community building, 109 conventional townhouse units, and a total of 57 conventional single family detached dwelling units, along with a complimentary commercial area of less than five acres along the Rt. 309 frontage. The total number of dwelling units was to be 340 with an approved total flow of 81,250gpd – along with the complimentary commercial area.

The project is now to be developed with four separate unit types. There will be 218 age restricted carriage homes, 109 conventional townhouse units, 35 age restricted single family detached dwelling units, and a total of 33 conventional single family detached dwelling units, along with a greatly reduced complimentary commercial area of less than one acre along the Rt. 309 frontage. The total number of dwelling units will be 395. No new land disturbance is proposed under the revised plan.

The total projected sewage flows for the revised project will be no greater than previously approved, calculated as follows:

- 218 age restricted carriage homes – 32,700 gpd (150 gpd per unit – this is the gallonage approved for this type of age restricted unit as per the November 25, 2009 planning approval).
- 35 age restricted single family detached dwelling units – 8,750 gpd (250 gpd per unit).
- 33 conventional single family detached dwelling units – 8,250 gpd (250 gpd per unit).
- 109 conventional townhouse units (not age restricted) – 27,250 gpd (250 gpd per unit – this is the gallonage approved for this type of unit in the November 25, 2009 planning approval).
- Community building – for age restricted carriage home units – 1,750 gpd (this is the gallonage approved per the November 25, 2009 planning approval).
- Commercial area – 2,550 gpd (estimate – user not yet known)

The total gallonage for this modified development as set forth immediately hereinabove is 81,250 gpd. Attached hereto is a copy of the November 25, 2009 planning approval for 81,250 gallons of sewage per day to be treated at the Montgomery Township Municipal Sewer Authority waste water treatment facility.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Waiver of Permit Fee for Special Event – Bharatiya Temple – Diwali Festival

MEETING DATE: November 12, 2012

ITEM NUMBER: 417

MEETING/AGENDA:

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce Fluehr Chimera
Chairman

BACKGROUND:

In the past, it has been the policy of the Board of Supervisors to waive permit fees for non-profit and religious organizations. The Township has received a request from Bharatiya Temple to waive all permit fees associated with their Diwali Festival to be held on November 13, 2012.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

That the permit fee for the Bharatiya Temple be waived.

MOTION/RESOLUTION:

Resolution is attached.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the request of Bharatiya Temple to waive all permit fees associated with the Diwali Festival to be held on November 13, 2012.

MOTION BY:

SECOND BY:

VOTE:

DATE:

xc: Applicant, F. Bartle, B. Shoupe, Minute Book, Resolution File, File



Bharatiya Temple, Inc Bharatiya Cultural Center

P.O. Box 463, Montgomeryville, PA 18936
PH: 215-997-1181 www.b-temple.org



Executive Officers

Nand Todi-President
Bala Balasubramanian-V.P &
Treasurer
Vipul Rathod -Secretary

Board of Directors

Bala Balasubramanian 215-699-2827
Mahesh Jituri 215-643-2424
Praful Patel 215-616-0782
Vipul Rathod 215-641-8091
Sri Sagaram 215-699-6367
Nimish Sanghrajka 215-646-1998
Dilip Sheth 610-275-7472
Parasaran Thyagaraja 215-674-9573
Nand Todi 215-699-0406

Committee Chairpersons

Religious Committee
Nand Todi 215-699-0406

General Administration
Vipul Rathod 215-641-8091

PR & Communication
Bala Balasubramanian 215-699-2827

Capital & Construction
Ashok Soni 215-540-0979

Maintenance
Praful Patel 215-616-0782

Fundraising
Nimish Sanghrajka 215-646-1998

Educational
Renuka Adiraju 215-542-8596

Cultural Programs
Harnath Doddapaneni 215-442-1499

Senior Citizen Group
Hemlata Bhakta 215- 661-1211

Youth Group
Poonam Gidwani 215- 643-8758

Women's Group
Akanksha Kalra 610-275-3522

Bharatiya Vidyalaya
Praveen Sharma 215-361-0145

Health and Human Services
Akkaraju Sarma 215-914-0236

NOV 5 2012

11/05/2012

To whom it may concern:

The Bharatiya temple and Cultural center have submitted a special events permit for an upcoming program at the temple.

The Temple and Cultural center are a non-profit organization under tax id's:

Bharatiya Temple, Inc (Tax ID # 23-2959416); Bharatiya Cultural Center, Inc (Tax ID # 76-0706802)

This letter is to request a waiver to the associated fees for the special events permit.

Please feel free to contact me

questions or concerns.

Sincerely

Vipul Rathod

Board of Director (Bharatiya Temple)



Bharatiya Temple, Inc **Bharatiya Cultural Center**

P.O. Box 463, Montgomeryville, PA 18936

PH: 215-997-1181

www.b-temple.org



11/05/2012

Executive Officers

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Parasaran Thyagaraja 215-674-9573
Nand Todi 215-699-0406

Committee Chairpersons

Religious Committee

Nand Todi 215-699-0406

General Administration

Vipul Rathod 215-641-8091

PR & Communication

Bala Balasubramanian 215-699-2827

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Ashok Soni 215-540-0979

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Women's Group

Akanksha Kalra 610-275-3522

Bharatiya Vidyalaya

Praveen Sharma 215-361-0145

Health and Human Services

Akkaraju Sarma 215-914-0236

To whom it may concern:

NOV 5 2012

Attached please find a special events permit for Bharatiya Temple
1612 County Line Rd, Montgomeryville, PA 18936.

The temple will be celebrating Diwali on November 13th, 2012. By definition, Diwali is considered the festival of light. On this occasion the temple and its community would like to celebrate by lighting fireworks.

We will be using fireworks that are safe and sane in nature and will include sparklers and ground based sparklers.

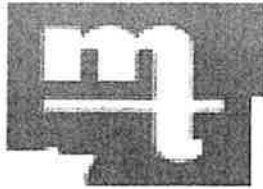
The area (40 x40 ft) will be roped off with caution tape. Fire Extinguishers will be available at the location and volunteers will be on hand to supervise the event.

We have applied for similar permits in the past and have reviewed the site and layout with the fire marshals. This year the same setup will be in place and we look forward to working with them again to ensure a safe and sound event.

Please forward permit approval to the address below. If you have any further questions,

Vipul Rathod

Board of Director (Bharatiya Temple)



NOV 5 2012

MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING
1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498

Permit # _____ Blk/Unit # _____ Fee \$ _____ Ck # _____ Date _____

TEMPORARY SIGN SPECIAL EVENT - OUTDOOR SALES APPLICATION

A temporary event which may significantly impact public or private property, extend beyond the normal use or standards allowed by the zoning ordinance and exceeds normal vehicular and pedestrian traffic, may require the need for services of the Township's Police and Fire Departments. Such events include, but not limited to: entertainment, amusement, cultural recognition, sporting events, arts & crafts or trade shows, sidewalk sales, special seasonal events, special automobile sales/shows, fund raising events and grand openings. Activities may not inhibit or block safe access by emergency responders or adversely impact access and parking required to serve the facility. Company picnics are exempt; unless a temporary structure is erected, which may require a building permit. **At the Regional Shopping Center, indoor special events require a permit but are not limited by the number of events per year. Temporary indoor retail sales at the Regional Shopping Center requires a separate permit.**

Temporary sign permits shall be limited to **one (1) sign per street frontage**, no more than fourteen (14) times per calendar year. A temporary sign permit is limited to maximum of 7-days per permit. Permits are non-transferable. **Maximum ground sign permitted is 32 square feet set back 15' from the curb line and shall not obstruct view of traffic.** Permits for special events or outdoor sales shall be limited to no more than six (6) times per calendar year

Activities, such as hot air ballooning, skydiving events, hang gliding, bungee jumping, etc. as well as carnivals, circuses, festivals, fairs are not permitted unless the Zoning Hearing Board approves as a special exception. Fireworks displays (unless sponsored by the Township) are prohibited.

Application(s) **MUST** be submitted a minimum of **two (2) weeks** in advance of the event. A Temporary retail sales permit must be obtained by all vendors or merchants prior to issuance of permit, unless vendor is already registered with the Township.

SITE ADDRESS 1612 Countyline Rd, Chalfont, PA		
PROPERTY OWNER Bharatiya Temple		
ADDRESS Same as above	PHONE	FAX
APPLICANT Vipul Rathod		
ADDRESS		FAX
Describe Special Event :		
Diwali Fire works Dinner in tent		
Number of People \approx 300-500		

TYPE OF APPLICATION :	Start Date NOV - 13 th - 2012	End Date NOV - 13 th 2012
<input type="checkbox"/> Temporary Sign	<input type="checkbox"/> Special Event-Outdoor/Sidewalk Sales \$ 50.00	<input type="checkbox"/> Special Event w/ tent \$ 100.00
TEMPORARY SIGN PERMIT		LIMITED MAXIMUM 7-DAYS PER PERMIT
<input type="checkbox"/> Temp Sign to 32 SF - 7 per days - ground only \$ 25.00		<input type="checkbox"/> Temp Sign to 48 SF - 7 per days - building \$ 30.00
<input type="checkbox"/> Temp Sign to 60 SF - 7 per days - building \$ 35.00		<input type="checkbox"/> Temp Sign to 90 SF - 7 per days - building \$ 40.00
<input type="checkbox"/> Temp Sign p to 120 SF - 7 per days - building \$ 50.00		<input type="checkbox"/> Each additional 7-days - 50% fee at initial issuance
TOTAL FEE		\$

TEMP. SIGN - SPECIAL EVENTS

REQUIREMENTS

The following requirements must be met prior to the issuance of a Special Event or Indoor/Outdoor Sales Permit. Upon compliance a permit may be issued.



- 1) A site plan clearly outlining the property and the proposed area where event or sales shall occur must be submitted.
- 2) A Temporary Business License shall be obtained for all sales if business is not already registered in the Township.
- 3) Building or Electrical Permits shall be obtained if lighting, temporary construction or sanitary facilities are proposed.
- 4) All signs must be approved by staff prior to the issuance of the permit. One (1) temporary sign on the ground (32 square feet maximum size) as listed in the Application Type section above shall be allowed per street frontage.
- 5) Liability insurance is required for events that are held on Township owned property. A copy of the insurance certificate must be submitted with the application naming Montgomery Township as an "Additional Insured".
- 6) For applications that include amplified music, the applicant must submit supplemental information regarding noise attenuation measures. No music shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- 7) If the event includes a tent or temporary structure, a building permit may be required prior to issuance of the Special Events/Outdoor Sales permit.
- 8) If food or beverages are included in the event provisions for appropriate recycling/trash containers must be provided. Montgomery County Health Department approval may also be required.

SUPPLEMENTAL QUESTIONS

Please answer the following questions. If more space is needed, please attach additional pages.

- 1) Are there any crowd issues requiring Police and/or Fire Services? ☒ YES ☐ NO *Requested Separately*
- 2) Permit can not be issued until temporary business license(s) is obtained. Have license(s) been obtained for all vendors or merchants not already registered with Township. ☒ YES ☐ NO

I hereby certify that the information stated on forms, plans, and other materials submitted herewith, in support of the application, is true and correct to the best of my knowledge. It is my responsibility to inform Montgomery Township of any changes to information represented in these submittals.

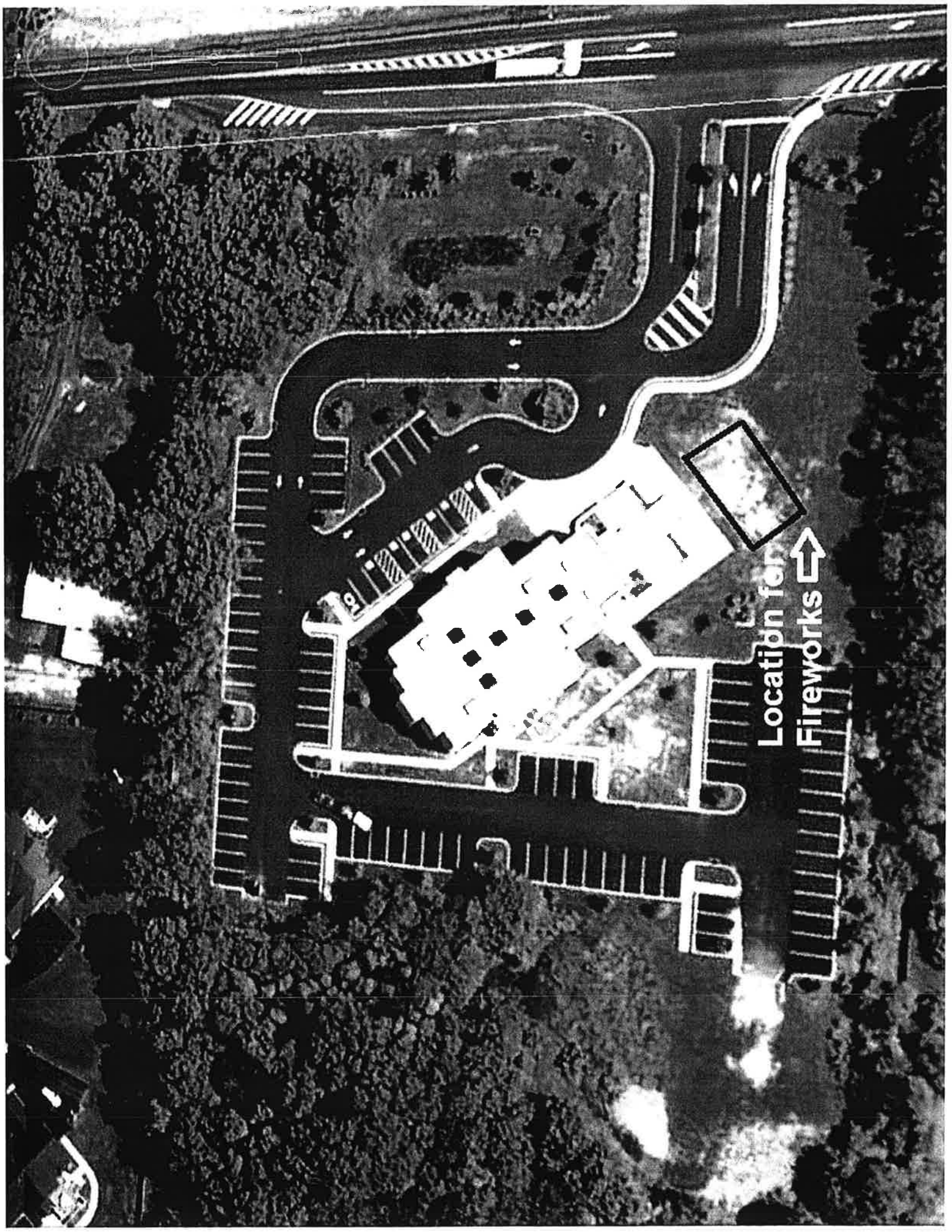
Property Owner's Authorized Signature		
		
Applicant		Date <u>11/5/12</u>
Signature		

Events held at Montgomery Mall requires Manager's or Authorized Signature

The Township Board of Supervisors may at any time revoke and annul this permit for non-performance of, or non-compliance with any of the conditions, restrictions and regulations hereof.

Approved: _____
Zoning _____ Date _____ Building _____ Date _____

TEMP. SIGN - SPECIAL EVENTS



Location for
Fireworks ↗

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorizing Waiver of Permit Fees for Repairs Necessitated by Superstorm Sandy

MEETING DATE: November 12, 2012

ITEM NUMBER: #18

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Candyce F. Chimera
Chairman



BACKGROUND:

Superstorm Sandy provided the Township with many challenges last week. A number of residents and businesses sustained damage related to this storm. You may wish to consider the waiving of any permit fees associated with repairs from the storm. We would ask that the damages be documented as being related to the storm.

PREVIOUS BOARD ACTION:

None

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

ALTERNATIVES/OPTIONS:

To waive the permit fees or not waive the permit fees.

BUDGET IMPACT:

Loss of revenue from any permit fees. However, the storm left many residents with unanticipated repair and maintenance expenses when many families and businesses are already facing financial strain.

RECOMMENDATION:

It is recommended that the resolution be approved.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

WHEREAS, Superstorm Sandy has caused significant damage to properties in Montgomery Township, leaving many residents with unanticipated repair and maintenance expenses in a time when many families and businesses are already facing financial strain; and

WHEREAS, the Montgomery Township Board of Supervisors wishes to aid residents, property owners, and businesses as they undertake the necessary clean-up and repair of their properties within the Township.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Montgomery Township that fees for Township residents, property owners, and businesses for permits related to the repair of storm damage from Superstorm Sandy are hereby waived. Types of permits include, but are not limited to, building, roofing, siding and fence. Storm damage should be documented with photographs and submitted with permit applications.

MOTION BY:

VOTE:

SECOND BY:

DATE:

November 12, 2012

cc: F. Bartle, B Shoupe, Minute Book, Resolution File, File