

# AGENDA ITEMS

Reorganization

Montgomery Knoll Phase IB

Maple Drive & Crystal Road  
Townhouses

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

S. Krumenacker

J. Goldstein

J. Rall

## MONTGOMERY TOWNSHIP PLANNING COMMISSION

January 17, 2013

The January 17, 2013, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:30 p.m. In attendance were Commissioners Jay Glickman, Steven Krumenacker, Leon McGuire, James Rall and Ellen Reynolds. Commissioner Michael Beatty was absent. Also present was Bruce Shoupe, Director of Planning and Zoning.

The minutes of October 18, 2012, were approved as submitted.

The first item on the agenda was a presentation of the plan for Montgomery Knoll – Phase IB. Richard McBride, attorney for The Cutler Group, was present to discuss this plan. He advised that this project was originally for 44 single family homes, which were to be built in three phases. This plan proposes to remove 11 lots from this phase IB, which leaves 7 lots. A cul-de-sac is proposed for these lots. Mr. McBride stated that they had received review letters from the Township consultants which indicate that all items are in compliance with Township Codes. He mentioned that he had just received the County review letter which indicated that the cul-de-sac was too long. Mr. McBride stated that their intentions were to provide for emergency access for the police and fire departments. The plan had been reviewed by both departments and was approved. Mr. McBride further advised that everything that had been promised to the Township when the plan was originally approved would still be provided. After some further discussion, a motion was made by Mr. Glickman, seconded by Ms. Reynolds, to recommend approval to the Board of Supervisors, subject to satisfactory compliance with all comments of the Township's review agencies. Motion carried unanimously.

Next on the agenda was a presentation of the plan for Select Properties, Inc., for the Maple Drive and Crystal Road Townhouses. Kirk Clauss, engineer for the project, was present to address this plan. He advised that this plan had been submitted in 2007, but had never been before the Board of Supervisors for approval. He further explained that this project ties into the adjacent Firefox development. That project had received approval from the Board and is now starting to move forward. Select Properties cannot begin to build until one year after the Firefox project begins. The plan calls for 36 townhouses on a cul-de-sac, which is a continuation of Briarwood Lane in the Firefox development. Mr. Clauss stated that he suspected that both developments would be "flipped" to the same developer. That would provide for conformity in the building of the developments. Mr. Clauss stated that they had received review letters from the Township consultants. Most of the letters received were what he referred to as 'clean' letters. They had complied with all of the comments. Mr. Clauss stated that the

Police Chief had some concerns with the emergency access. He wanted to make certain that the emergency vehicles could maneuver on Maple Drive and Crystal Road. Mr. Clauss had provided some information to the Police Chief regarding this. Mr. Shoupe stated that perhaps the Fire Department would actually take a large vehicle into this area to see how it would work. A discussion of the County Planning Commission review letter occurred. Mr. Schelly had questioned the requirement for public open space. Mr. Shoupe advised that there was an inconsistency in the ordinance. The Planning Commission did not concur with Mr. Schelly's interpretation. Also discussed were the waiver requests. The width of the street was to be 26 feet as opposed to the required 30 feet. Mr. Clauss explained that this was due to the street being an extension from the Firefox development which had been approved at 26 feet. The next waiver request was for the length of the cul-de-sac; this would be a continuation of Briarwood Lane. Mr. Clauss stated that the next waiver was for the payment of a fee in lieu of planting the required number of replacement trees as they could not be installed on site. The next request was a waiver from the requirement for a Traffic Study. The applicant felt that the study performed for the Firefox development would be sufficient. However, they had agreed to establish an escrow which would provide for any potential traffic signal timing issues that may arise after build out of the site. After some discussion, the consensus of the Planning Commission members was that they were not opposed to the waiver requests. Mr. Glickman made a motion to recommend approval of the plan to the Board of Supervisors, subject to satisfactory compliance with all comments of the Township review agencies. The motion further indicated that the approval should also be subject to the satisfaction of the emergency services personnel regarding the emergency access route. The motion was seconded by Mr. Rall and carried unanimously.

The next item on the agenda was reorganization. Vice-Chairman Jay Glickman opened nominations for Chairman. Mr. Rall nominated Jonathan Trump. There were no other nominations. Mr. Rall made a motion, seconded by Ms. Reynolds, to appoint Jonathan Trump as Chairman. Motion carried unanimously. Nominations were open for Vice-Chairman. Mr. McGuire nominated Jay Glickman as Vice-Chairman. There were no other nominations. A motion was made by Mr. McGuire, seconded by Ms. Reynolds, to appoint Jay Glickman as Vice-Chairman. Motion carried unanimously. Nominations for Secretary were opened. Mr. Glickman nominated Ellen Reynolds as Secretary. There were no other nominations. Mr. Glickman made a motion to appoint Ellen Reynolds as Secretary. The motion was seconded by Mr. Rall and carried unanimously.

After some discussion, it was decided that meetings would be held on the third Thursday of every month; however, this would be evaluated each month to see if another meeting would be necessary. Also discussed was the assignment of coverage for the Supervisors' meetings. These lists are attached to these minutes.

This meeting was adjourned at 9:00 p.m.

The next meeting of the Planning Commission will be held on Thursday, February 21, 2013.

Respectfully submitted:

Marita Stoerrle  
Development Coordinator/  
Recording Secretary

# *MONTGOMERY TOWNSHIP PLANNING COMMISSION*

## 2013 MEETING SCHEDULE

January 17

February 21

March 21

April 18

May 16

June 20

July 18

August 15

September 19

October 17

November 21

December 19

## **2013 SUPERVISORS MEETING ASSIGNMENTS**

|                  |                   |
|------------------|-------------------|
| <i>January</i>   | Ellen Reynolds    |
| <i>February</i>  | Steve Krumenacker |
| <i>March</i>     | Jim Rall          |
| <i>April</i>     | Jon Trump         |
| <i>May</i>       | Jay Glickman      |
| <i>June</i>      | Leon McGuire      |
| <i>July</i>      | Mike Beatty       |
| <i>August</i>    | Ellen Reynolds    |
| <i>September</i> | Steve Krumenacker |
| <i>October</i>   | Jim Rall          |
| <i>November</i>  | Jon Trump         |
| <i>December</i>  | Jay Glickman      |



