

## Planning Commission Meeting Minutes October 15, 2020

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**In attendance:** Jim Rall, Leon McGuire, Frank Davey, Rutuke Patel and Tom Borghetti. Also in attendance; Candyce Fleuhr-Chimera, Marianne McConnell and Bruce Shoupe.

**Call to Order:** 7:30pm

**Approval of Minutes:** The review of the minutes from the August meeting have been deferred to the next scheduled meeting.

**Public Comment:** none

**Redner's Market Gasoline Land Development Plan** – The applicant was represented by Alex and Eric Britz of Bohler Engineering. The applicant, Redner's Market, previously came before the Planning Commission in regards to their Conditional Use application which was recommended for approval subject to the Township's staff and consultant review letters. The current land development plan has been submitted and reviewed and the applicant agrees to comply with all but one item addressed in the staff and consultant letters in regards to their plan. The applicant will request a waiver of the Township paving specifications for the existing parking lot area to be utilized for the proposed gasoline filling station.

The following questions were asked by the Commission and answered by the applicant:

1. *Is gas available to all of the public or just Redner's card holders?* Gas station is open to everyone. Do not need a Redners card to purchase gas.
2. *Will truck access still be around the gas station to the rear of the shopping center?* Yes.
3. *What is the largest truck servicing the gas station?* A WB50.
4. *How are you managing stormwater runoff?* The current swales and basin can handle the water. The overall impervious surface will actually be reduced on the site. Additional inlets will be added to the site.

On a motion made by Jim Rall and seconded by Steve Krumenacker the Planning Commission recommends the Board of Supervisors approve the Land Development Plan presented subject to compliance with the Township Staff and Consultant Review letters.

**JP Morgan / Chase Bank Freestanding ATM** – The application for Conditional Use for a proposed freestanding ATM to be installed within the Gwynedd Crossing Shopping Center at 1210 Bethlehem Pike. The application was presented to the Planning Commission by Robert Careless, applicant's attorney; and Core State Group, applicant's engineer. The proposed structure is a walk-up ATM placed within an existing parking lot island. It is a satellite use allowed by Conditional Use. The applicant intends to request a waiver of Land Development after the Conditional Use application is heard by the Board of Supervisors. The overall site contains 837 parking spaces. One parking space would be removed in order to create an ADA compliant handicap parking space for the ATM. The

Commission members questioned the proposed location of the walk-up ATM and expressed concerns in regards to parking and sight lines being obstructed along the main access drive.

On a motion made by Leon McGuire and seconded by Jim Rall the Planning Commission recommends the Conditional Use application be approved by the Board of Supervisors subject to review letters by Township Staff and Consultants and safety concerns in regards to the proposed location and sight lines be reviewed.

**Village at Windsor / PADEP Sewage Planning Module** – A Sewage Planning Module must be completed by the Township for the proposed development on the property located at North Wales Road and Horsham Road. The project includes a 242 unit Assisted Living Facility, two office / medical buildings, a restaurant and an elevated water tank (North Wales Water Authority).

On a motion made by Dave Fetzer and seconded by Leon McGuire the Planning Commission recommends the Board of Supervisors authorize the Township to complete the sewage planning module as required. Steve Krumenacker recused himself from the vote.

**Adjournment:** There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Dave Fetzer, the meeting adjourned at 8:30 pm. The next meeting will be held at 7:30 pm on November 18, 2020 at the Montgomery Township Building.