

Planning Commission Meeting Minutes

January 16, 2020

In attendance: Jay Glickman, Jim Rall, Leon McGuire, David Fetzer, Steve Krumenacker, Mike Lyon, and Tom Borghetti. Also in attendance; Candyce Chimera, Stacey Crandell and Bruce Shoupe.

Reorganization:

Chairman: Motion made by Jim Rall to appoint Jay Glickman. Motion passed 6-0
Vice-Chairman: Motion made by Jay Glickman to appoint Jim Rall. Motion passed 6-0
Secretary: Motion made by Jay Glickman to appoint David Fetzer. Motion passed 6-0

Call to Order: 7:30pm

Approval of Minutes: November 21, 2019. Motion Jay Glickman, second David Fetzer approved as submitted. Motion passed 7-0

Redner's Markets Inc. Gasoline Filling Station – Conditional Use Application: The applicant proposes to construct a gasoline filling station as a fifth satellite use within the Montgomery Crossing Shopping Center adjacent to the existing Redner's Market. The project is located at 1200 Welsh Road and sits within the S – Shopping Center Zoning District. The project consists of removing 56 parking spaces in order to construct a 210 square foot gas kiosk, three fuel dispensers (6 positions) and related tankage. Impervious coverage on the site will decrease by 2900 square feet.

The applicant's Attorney, Alex Elliker, Esq. , and the Project Engineer, Eric Britz, presented the project to the Commission. The Redner's Market would continue to be the applicant's primary objective with the gasoline filling station as an accessory use as the grocery industry changes. The proposed gas station is allowed by Conditional Use within the S – Shopping Center Zoning District. The hearing is scheduled before the Board of Supervisors in February. Mr. Eric Britz, Bohler Engineer summarized the project and consultant review letters for the Commission:

1. The proposed gas station will be located adjacent to the existing Redner's Market.
2. Stormwater management and landscaping will be provided.
3. No additional impervious coverage will be added to the site, the installation of a landscape island will actually reduce impervious coverage by approximately 3000 square feet.
4. The Center will still be in compliance with the parking requirements after the removal of 56 parking spaces.
5. The utilities will be fed from the existing Center.
6. The kiosk is self-contained, fully enclosed, with a bathroom.
7. The Redner's Market is a 24 hour operation. The gas station will operate 6 am to 10 pm. All fuel deliveries will be during the gas stations hours of operation.
8. An application has been made to the Sewer Authority.
9. Fire Truck Circulation – A WB50 truck can easily maneuver through the site.
10. Canopy lighting is 14 feet in height with full cutoff fixtures.
11. In regards to vehicle headlights into adjacent residential properties, the applicant stated that there is an existing berm, landscaping, and fence on the site. Will add additional evergreens and shrubs. A comment on a review letter suggested fencing as well.

12. Kiosk has some retail sales (within the kiosk); cigarettes, candy, small automotive items (windshield washer fluid, oil). No outside sales.
13. No diesel fuel will be sold on this site.

There were some items from the consultant's letters that the applicant was still reviewing in regards to traffic and traffic signal equipment replacements. These items will be discussed further with the Board of Supervisors during the Land Development process.

On a motion made by Leon McGuire and seconded by Mike Lyon the Redner's Market Gasoline Filling Station Conditional Use application was recommended for the Board of Supervisors approval subject to compliance with reviews and recommendations issued by staff and Township Consultants.

Public Comment: none

Correspondence: The Commission reviewed a letter received by the Township from Lansdale Borough advising us that they completed their draft Comprehensive Plan and requested any input from the Planning Commission. This will be added to the February agenda.

There being no further business to be heard, the meeting adjourned at 8:30 pm. The next meeting is scheduled for February 20, 2020.