

Montgomery Township
Planning Commission Meeting Minutes
August 17, 2023

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 p.m. Thursday, August 17, 2023. The members of the Planning Commission in attendance included: Jay Glickman, Jim Rall, Steve Krumenacker, Frank Davey, Dave Fetzler, Rutuke Patel, Tom Borghetti, and Leon McGuire. Also present: Candyce Fluehr Chimera, Board Liaison; Alex Brumler, Township Solicitor; Jim Dougherty, Township Engineer; Damon Drummond, Township Traffic Engineer; Stacy Yoder, Township Planning Consultant; Carolyn McCreary, Township Manager, Marianne McConnell, Director of Planning & Zoning/Zoning Officer and Mary Gambino, Land Development & Project Coordinator.

The regular meeting was called to order by Chairman Tom Borghetti.

Upon a motion by Tom Borghetti, and seconded by Jim Rall, the minutes of the February 16, 2023 meeting were approved as submitted.

Penn Medicine Land Development Application LD-23-005

Christopher Poterjoy, of Pennoni Associates, representing Penn Medicine, reviewed the previous hearings held to consider this land development proposal for a 4-story ambulatory health care facility, with a 5-level parking garage, at Dekalb Pike and Gwynmont Drive. He noted that previously the Conditional Use had been approved in April of 2023 and in May, 2023, the Land Development application was submitted.

Mr. Poterjoy addressed comments in the consultant review letters, specifically the softening landscape buffer and proposed fencing along the residential properties possibly at the top of the landscaping berm, however, indicated that for maintenance reasons, the fence would preferably be placed closer to the property lines. Landscaping would be placed on top of the berm for added screening. Tom Borghetti questioned whether plantings could be placed closer to the residential border of the property. Matt Nelson, Landscape Architect for the applicant, explained that the buffer planting requirements had been enhanced along the residential border and a fence had been added. He pointed out that a recent study had shown that landscaping the top of the berm is more effective than a fence. Steve Krumenacker discussed the county review regarding the possible road connection to the residential properties. Mr. Poterjoy and Mr. Nelson stated that a road connection would be detrimental to the storm water facilities, the neighbors didn't desire the connection, and landscaping and screening would be provided along this area. Richard Fusco, of 109 Gwynmont Circle, questioned if this area could be turned into a berm as a continuation of the existing landscaping berm. Mr. Nelson and Mr. Poterjoy stated they would look into continuing the berm in that area and its effects on the stormwater management facilities proposed to be constructed in that area.

Residents of Gwynmont Farms development expressed concerns with traffic in the area, impact on PECO service, and impact on sewer and water services. Carolyn McCreary stated that PennDOT traffic consultants had deemed the Penn Medicine traffic studies sufficient, and both North Wales Water Authority and Montgomery Township Municipal Sewer Authority had stated that this development would have no impact on their services. Ms. McCreary had contacted Susan Ryan, at PECO, who stated that PECO had sufficient funds to allocate service to the Penn Medicine location. A resident stated that she hoped that Penn Medicine would be a good neighbor and do more than what is legally required or sufficient. Damon Drummond stated that Penn Medicine had agreed to install a flashing device to alert drivers of the Gwynmont Drive intersection on DeKalb Pike. Mr. Poterjoy added that traffic counts and

studies had been conducted in May of 2022 and included all nearby intersections. The Gwynmont Farms residents expressed further traffic concerns on Welsh Road. Ms. McCreary stated that the Township and Highway Safety Unit has been studying Welsh Road prior to the Penn Medicine application and had implemented no turn on red for Stump Road at the intersection with Welsh Road. Mr. Borghetti stated that the township is on top of traffic issues in this area and Penn Medicine is addressing the township concerns.

There being no further comments, upon a motion made by Jay Glickman, and seconded by Jim Rall, the Planning Commission recommended that the Board of Supervisors approve the Land Development Application of Penn Medicine subject to Township Consultant and Staff review comments. All in favor.

The Village Text Amendment Ordinance 23-336

Christen Pionzio, attorney for the applicant, and Harry Hassan, owner of The Village Shopping Center, addressed the Commission. Ms. Pionzio explained that the applicants had met with township staff to discuss development options at this site. She stated that the second floor of the center is currently 80% vacant and the bank tenant in the barn on the property had vacated. The applicant is proposing a text amendment to allow apartments above the current shopping center and barn building. A new building is also proposed which would provide office space on the first floor and apartments above on the second floor. The proposed text amendment would allow mixed-use residential within the S-Shopping Center district, including the Village Shopping Center and other properties with this zoning designation. Specific uses would be permitted, and specific requirements would be required with this proposed mixed-use development.

There was no public comment on this proposal.

Upon a motion made by Jay Glickman, and seconded by Tom Borghetti, the Planning Commission recommended that the Board of Supervisors approve the ordinance text amendment as presented. All in favor.

Atlas Broadband Solutions Conditional Use C-80

Zach Morano, attorney for the applicant, and Susan Rice, engineer for the applicant, addressed the Commission. Mr. Morano and Ms. Rice explained that the proposed flag lot 2-lot subdivision is allowed by conditional use at this address, 1011 Lansdale Avenue. The use of landscaping buffers was discussed with the commission, as well as tree replacements and stormwater facilities. Ms. Rice stated that all trees along the property line will remain, and replacement trees will be provided for the large dying tree at the front of the property, which is to be removed. Stormwater facilities are to be provided by an earthen berm and a stone pit and trickle outlet. Ms. Rice added that a sanitary sewer line and manhole will be provided.

There was no public comment on this proposal.

Upon a motion made by Jay Glickman, and seconded by Tom Borghetti, the Planning Commission recommended that the Board of Supervisors approve the Conditional Use application. All in favor.

Adjournment: There being no further business to come before the commission, the meeting adjourned at 8:26 p.m. The next meeting will be held at 7:30 p.m. on September 21, 2023, at the Township Building.