

**AGENDA FOR THE MEETING OF THE
PLANNING, PARKS & LIBRARY COMMITTEE
TUESDAY, AUGUST 28, 2012 – 6:30 P.M.**

PLEDGE OF ALLEGIANCE

MOVE to accept minutes of June's meeting of the Commissioners Planning, Parks & Library Committee without reading.

REPORTS

- Report of Library Director
- Report of Parks & Recreation Director
- Report of Environmental Protection Advisory Board
- Report of Planning Commission

DISCUSSION ITEMS

1. Piszek - Minor Subdivision

ADJOURN

NEXT MEETING: October 23, 2012

A meeting of the Planning, Parks and Library Committee (PPL) of Upper Dublin Township was held on Tuesday, August 28, 2012 at 6:30 p.m., in the Township Building, Sharon Damsker presiding.

In attendance were Commissioners Sharon Damsker and Rebecca Gushue. Also present were Paul Leonard, Township Manager; Cherilyn Fiory, Director of the Upper Dublin Library; Richard Barton, Township Code Enforcement Director; Wesley Wolf representing the Planning Commission (PC); and Jim Rudolph representing the Township Engineer.

PLEDGE OF ALLEGIANCE:

Ms. Damsker asked all present to pledge allegiance to the flag.

APPROVAL OF MINUTES OF JUNE'S MEETING OF THE PPL:

Ms. Gushue motioned, with Ms. Damsker seconding, to approve the Minutes of the June Meeting of the PPL without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

REPORT OF THE UPPER DUBLIN LIBRARY (UDL) DIRECTOR:

Cherilyn Fiory reported on the activities at the UDL between July and August 2012:

• Summer Reading Club:

- The Library wrapped up the Summer Reading Club *Dream Big—Read!* the week of August 12th. Final registration counts were: 1,255 children, 246 teens, and 556 adults for a total of 2,057 participants. Staff is grateful to the sponsors, including the Glenside and Abington Rita's Water Ices, Wendy's International, and McDonald's for contributing coupons to all participants, and to the primary sponsor, the Friends of Upper Dublin Public Library, who funded all the Library's public programs, contributing roughly \$4,000 to the 2012 Summer Reading Club Program. Children who attend the Upper Dublin Public Elementary Schools are still encouraged to return their log books to the Library in order to get credit at school for summer reading. The deadline is this Thursday, August 30th

• Renovations:

- With regard to the library renovations, bids are due in at 2:00 pm August 29th to the Township building. Opening of the bids will follow in the Main Meeting Room (GC: 13, EC: 8, MC: 5). A recommendation to the BOC will be provided for the September Stated Meeting. Just a reminder that construction is planned to begin the week of November 5th and will run for approximately 6 weeks. There will be roughly 2 weeks before and 2 weeks after construction for furniture/shelving to move into and out of storage or reconfigured. It is planned that the Library will have delayed openings (2:00 pm) to the public for the first 2 weeks of construction, but, of course, all of these are tentative plans. During construction, the Library will try to maintain as many services as possible. There will be fewer programs held, the number of public computers will be reduced, and areas

may be unavailable at times. We ask for everyone's flexibility and patience during renovations.

- Family Place Grant:

- Staff is very excited about the Library receiving a Library Services and Technology Act Family Place grant (e-mailed last week) through the Pennsylvania Department of Education. The total grant amount is \$17,000. \$12,000 will be directly paid to the Middle Country Library for the training and hospitality of two UDPL staff and the remaining \$5,000 is awarded to the Library to be used to develop a Family Place space here. This grant could not have been awarded at a better time as the Family Place focus on early childhood education is directly aligned to our plans for the children's area as part of our renovations. Staff training will take place in October, and funds will become available in December. Therefore, Ms. Fiory will have more to tell the PPL in the coming months/early next year.

- Upcoming Programs:

- The Library Boomers and Beyond Series returns in September. To be held the first Thursday of each month at 3:00 pm, upcoming topics include: Eldercare: Legal & Care Giving Issues on September 6th, The Great Times of Baseball (focus on the relationship between Ty Cobb and the Babe) on October 4th, and Medicare 2013 on November 1st.
- Also, September is "Library Card Sign Up Month" according to the American Library Association, and for the third year in a row, residents served by the Upper Dublin and Wissahickon Valley Public Libraries will get more when they show their library card to community businesses in September. People already get a great value with their library card when you consider what's available to them - countless books, movies, audio books, and music CDs not to mention the homework help and research sites available 24/7 - all available to residents when they have a library card. But thanks to the support of our local businesses, people who show their library card during September will also receive discounts or free gifts from those establishments. It's a nice way to reward our patrons each year and an added incentive for someone to get a card if they don't have one. For a list of participating businesses, visit upperdublinlibrary.org. Offers begin Saturday, September 1, 2012.

- Upper Dublin Community Day:

- Upper Dublin Community Day is Saturday, September 29th. The Midway will be held from 3-7 pm. The Library and UDP&R will have booths. The theme will be "Upper Dublin Hunger Games."

- Holiday Hours:

- The Library will be closed for Labor Day weekend from Saturday, September 1st through Monday, September 3rd and will resume regular business hours on Tuesday, September 4th.

REPORT OF THE DIRECTOR OF PARKS AND RECREATION:

In the absence of Derek Dureka, Cheryl Fiory reported on activities of the Upper Dublin Parks and Recreation Department (UDP&R) during the months of July and August 2012:

- Parks & Recreation Administrative Assistant:
 - Linda Brink was hired as the Parks & Recreation Administrative Assistant on July 5th. Linda, a 10-year resident of Upper Dublin, has excelled in her position. UDP&R was very happy to welcome her to the team.

- EPI-Center:
 - The department has been assisting a group of East Oreland residents interested in preserving the oldest two sections of the EPI-Center. UDP&R has provided the group with meeting room space and information as requested. The group has continued through the month of August.

- Fall Field Usage:
 - Field preparations for the fall began in early August. The UDP&R staff is responsible for laying out playing field lines. Additionally, goals have to be relocated, nets attached and additional trash cans must be delivered to each of the 18 playing fields that UDP&R manages seasonally. Field lines and stone parking lot striping are touched up on a weekly basis.

- Programs, Special Events & Trips Of Note:
 - Another very successful summer camp season ends on Friday, August 31st. Tammy Echevarria and Cheyenne Youell should be commended for their efforts this summer. We also thank all of the seasonal staff for their hard work in making sure that Upper Dublin children enjoyed a safe and fun summer with UDP&R. A summary report of the summer will be presented at the next PPL Meeting.

 - The Upper Dublin Community Pool continues to operate until Labor Day. During the last two weeks of the pool season, the UDC Pool is open only on the weekends.

 - The Sunday Evening Concert Series at Temple Ambler wrapped up on August 12th. UDP&R would like to thank Temple Ambler for once again hosting the concerts and thank SJO Consulting, LLC for its generous sponsorship this year.

 - Registration for fall programs begins Tuesday, September 4th. Residents should expect to receive the Leisure Guide in their homes the week of September 17th.

REPORT OF THE ENVIRONMENTAL PROTECTION ADVISORY BOARD (EPAB):

In the absence of Dave Dunn, the following written report was accepted by the PPL in its entirety:

1. Built Solid, Inc., c/o Sal Paone Builder, presented plans for a Minor Subdivision of the Pizsak Tract. The plans were prepared by Bohler Engineering consisting of 2 sheets. The

property was subject to subdivision approvals in the past by a previous applicant. Sal Paone, Jr. presented the plans and explained the history of the open space dedication of a large portion of the project to Montgomery County. Currently, the County has taken the property off the list of potential properties to be included in the Open Space Program. It was stated that the current configuration of Lot 2 as shown on the plans is the same as the original portion of property considered for entry into the Open Space Program. The current application for the Minor Subdivision is to create a lot that will be restricted by deed to remain as open space; the Conservation group to obtain ownership of Lot 2 is yet to be determined.

The EPAB would agree to the Minor Subdivision as planned only if a deed restriction is placed on Lot 2 to assure it permanently remains an open space. This is in light of the increased density allowed on Lot 1 for conserving Lot 2 as open space. Andy Fowler of Upper Dublin Township presented plans to subdivide the lot where the Old Fort Washington Fire Company was located prior to moving to their new facilities. The two new lots meet the requirements of the zoning district with the exception of the lot width requirement; 75 ft. proposed versus 80 ft. required. The EPAB has no objection with the Plan as proposed.

2. Dreshertown Plaza, LP. submitted an application to rezone the "Mele Tract," a 4 acre parcel located adjacent to their property at the Dreshertown Plaza and fronted along Dreshertown Road. The property is currently Zoned A-Residential, and the Applicant is seeking to change the zoning to SC-Shopping Center.

Impervious surface area allowed in A-Residential is 25%; the impervious coverage of SC-Shopping Center district is 75%, an increase from approximately 1 acre of impervious coverage to 3 acres. The plan shows the current configuration of the Dreshertown Plaza, a cursory review of the existing impervious surface area indicates +/- 90% coverage. The Applicant has chosen not to include the engineered calculation for the existing plaza or the combination of the two lots on the plan, instead providing a footnote that the impervious coverage is based upon the 4 acre Mele Tract lot alone.

Upper Dublin Township is currently planning the construction of a dam directly across the street from the Mele Tract to help stop flooding caused by unchecked runoff, why allow more of the same problem?

The Township adopted a Comprehensive Plan that recommends development in the Dreshertown Triangle contain Mixed Use Development, which is where the subject properties are located. The plan as submitted consists of more of the same shopping center as currently in place. The EPAB cannot recommend approval of the zoning change as submitted. The zoning change would exacerbate drainage and traffic problems and does not address the Comprehensive Plan recommendations of the area. Furthermore if the zoning change were to be approved, the site plan could be resubmitted, increasing the impervious on the Mele Tract to 75%.

REPORT OF THE PLANNING COMMISSION (PC):

Wesley Wolf, the Chairperson of the PC commented as follows:

Impervious Coverage Ordinance for Residential Properties:

The final version of the Impervious Coverage Ordinance for Residential Properties will be presented to the BOC at the October Stated Meeting for their consideration and adoption.

Chicken Ordinance:

The draft ordinance called for a minimum of 1 acre lot and setback requirements in order to keep chickens in a residential area.

The PC suggested a special exception option for lots between ½ and 1 acre. The interested property owners would have to go before the Zoning Hearing Board (ZHB) for a special exception that would provide a better option for people with smaller properties than 1 acre.

The BOC will consider adoption of this ordinance at the Stated Meeting in November.

Ms. Gushue was in agreement with the proposed special exception. She explained that her property is ¾ of an acre on a pie shaped lot. If the special exception would be granted, she could then raise chickens on her lot if she so desired.

Alternative Energy Ordinance:

Almost nearing completion. There are a few more technical and administrative details to be worked out.

The PC is waiting to hear from the Fire Marshal regarding requirements on roofs. Do we need to provide access for fire personnel on roofs?

Considering wind turbines as a conditional use.

This matter will be back on the PC's agenda in either September or October

Mr. Leonard and Ms. Gushue interjected their appreciation to the members of the PC and Alan Flenner, Esquire, for their hard work on this extremely comprehensive ordinance.

Tour of Properties that May Be Placed on the Township's Official Map:

On June 30, 2012, 5 members of the PC were provided with an Upper Dublin School District van to take them to visit 50 properties on the original 2005 Recreation and Open Space Plan. Recommendations for the BOC on what would be appropriate for the official map are being prepared. After one more discussion on this matter, a recommendation will be ready for submission to the BOC before the end of 2012.

Minor Subdivision for the Piszek Tract:

This matter will be addressed under the Discussion Item section later on in these Minutes.

Old Fort Washington Fire House:

A Sketch Plan for a 2 lot subdivision has been submitted.

The primary concern is how the property will fit in with old Fort Washington. The Township wishes to maintain the character of the neighborhood, and the PC is working with the engineer on that issue now.

The PC will continue discussions on this matter in September.

Habitat for Humanity:

This matter will be sent on to the BOC directly in September for conditional use approval for access on to a private street (Linden Avenue).

Mele Tract Subdivision:

Brandolini has proposed rezoning this 4 acre tract to SC-Shopping Center. It is located adjacent to the 14 ½ acres Dreshertown Shopping Plaza in an A-Residential District.

A sketch plan of the 4 acre tract was presented tentatively showing a pharmacy with a drive-thru near the main access drive off of Dreshertown Road and keeping the remainder of the property as green space.

The foregoing was one of the areas of concern for the neighbors and the PC as to what would happen on the rest of the property – how to handle allowed uses and buffering on the property. There are many legal issues to be worked out as well.

A meeting with the neighbors has been tentatively scheduled for September 12th, but because Ms. Gushue would like to be present and cannot attend on the foregoing date, she is requesting a new date be established. Interested residents will be informed of all details via Mr. Leonard's office.

A tentative public hearing is expected to be scheduled sometime in October 2012.

DISCUSSION ITEMS:

Piszek Minor Subdivision Plan:

Built Solid, Inc., c/o Sal Paone Builder, is proposing a three lot subdivision (two lots in Upper Dublin Township) on the Piszek tract in Upper Dublin Township. The intention is to create one lot for future development, which would be retained, and one open space lot, which would be conveyed to a third party. The property is zoned A-Residential. The owner is seeking to preserve the rights to 44 lots (units) which is the maximum allowable density per the previous approval granted to Fort Washington Properties, L.P.

Carl Weiner, Esquire, represented the Applicants. He commented as follows:

- The property straddles Pennsylvania Avenue – half in Upper Dublin Township, and half in Springfield Township.
- A few years ago, a private developer received land development approval to build 49 townhomes in Springfield, and 24 carriage homes as well as estate homes in addition to two existing estate homes on the Upper Dublin side of the property.
- A portion of the property was to be conveyed to the Montgomery County Lands Trust.

- All agreements were signed and in place, but, unfortunately, financing could not be obtained at that time due to poor economic conditions..
- Mr. Paone would like to develop the portion of the property as outlined above, and the Piszek estate would like to proceed handing the portion over that was designated to go to the Montgomery County Lands Trust.
- This is a Minor Subdivision Plan in which Lots 2 and 2A are in the open space areas which are to be conveyed to the Montgomery County Lands Trust.
- Lot 1 is the development area in Upper Dublin Township.
- Lot 3 is the development area in Springfield Township.
- Mr. Paone intends to proceed with building 39 townhomes in Springfield.
- Nothing will be built in the Upper Dublin portion of the property at the present time.
- The primary purpose of going through this minor subdivision process is to get the open space areas turned over to the Montgomery County Lands Trust.
- This project came in under the Open Space Preservation Overlay. There is a density bonus that attaches to the open space area based on the space to be preserved in the Upper Dublin portion.
- If the open space area is going to be conveyed over to the Montgomery County Lands Trust, the developer wants to be sure that its rights to the 10% density bonus are preserved as part of this plan.

Mr. Paone commented that in order to get to closing, they need to divide off the open space. Then, they can purchase the property they require on the two sides, and make settlement on Lots 1 and 3.

Mr. Leonard pointed out:

- Montgomery County had originally offered the Piszeks \$1.2 million for the open space parcel, then they went down to \$842,000, and eventually decided not to fund this at all.
- The value is what the Developer is trying to retain here since Montgomery County would not agree to funding any portion of the open space.
- The Township's value will include the trail improvements promised with this plan. It is his understand that there is no pull back from that.
 - Mr. Paone suggested a note on the plan that improvements required within the open space area would still be able to occur.
- He appreciates that this plan has been held together in spite of the serious financial burdens on the Piszek family.

Mr. Wiener continued:

- The PC recommended approval of the Minor Subdivision Plan.
- All issues set forth in the Metz Engineers' review letter are "will comply."

Ms. Damsker motioned, with Ms. Gushue seconding, to forward this matter on to the BOC with a recommendation for approval based upon the most recent review letter from Metz Engineers.

Mr. Barton and Flenner went over the plan and made small recommendations which the Applicants will address by making the changes necessary before the September Stated Meeting.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ADJOURNMENT:

There being no further business to discuss, Ms. Damsker motioned, with Ms. Gushue seconding, to adjourn the meeting.

VOTE ON MOTION

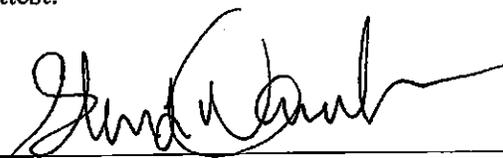
ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Sharon Damsker, Chairperson