

AGENDA

Upper Dublin Township Planning Commission
Tuesday, March 15, 2016
7:00 PM

- A. Review/approve minutes from the meeting of February 16, 2016
- B. UD #15-08 – Final form, ordinance to amend impervious coverage regulations
- C. Discuss Spring tour of development sites / set date

Next meeting – Tuesday, April 19 at 7:00 PM

A meeting of the Planning Commission (PC) of Upper Dublin Township (UDT) was held on Tuesday, March 15, 2016, at 7:00 p.m., in the UDT Building, Jeffrey Albert presiding.

In attendance were members of the PC Priscilla Nieto McDonald; Dr. Paul Halpern, Michael Cover, Jeff Albert; Rob Winegrad, and Glenn Griffin. Not in attendance was member Gary Weaver. Also present were Richard Barton, Community Planner and Zoning Officer; and Tom Fountain, Township Engineer.

REVIEW AND APPROVAL OF MINUTES OF FEBRUARY 16, 2016:

Mr. Cover motioned, with Mr. Griffin seconding, to approve the Minutes of February 16, 2016 without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

UD #15-08 - FINAL FORM, ORDINANCE TO AMEND IMPERVIOUS COVERAGE REGULATIONS:

In a memorandum to the PC from Mr. Barton, it explains as follows:

The attached ordinance reflects prior discussions with the Planning Commission and David Brooman, Esquire, to update our regulations to control impervious surface coverage. UDT Code amendments are being proposed to accomplish three key objectives:

1. To remove decks and patios from consideration as impervious surface, with conditions.
2. To remove stormwater basins from consideration as impervious surfaces provided they are engineered and constructed to allow infiltration.
3. To adopt a single definition for "impervious surface" across three separate Township ordinances.

As a reminder to the PC, the following excerpt from the Minutes of November 2015 was read:

Zoning Text Amendment: Final Draft, Impervious Coverage Regulations:

UDT proposes to amend sections in the Zoning Code and the Subdivision and Land Development Ordinance that relate to impervious surface regulations. Specifically, UDT wishes to omit decks and stormwater management basins from consideration as impervious coverage on the condition they allow for infiltration. The amendment would update the definition of "Impervious Surface" and modify Section 255- 39.1. Decks to exclude decks from being counted toward impervious coverage provided they are constructed over a lawn area and allow rainwater to pass through. It is also proposed that a single definition for impervious surface be adopted-for use in both the Zoning Code and the SALDO.

Mr. Griffin asked to be provided with an example of pervious material, and Mr. Fountain responded as follows.

A paver with voids or gaps would have to be constructed in a manner that is over clean stone (no particulates that can compact and prevent the infiltration of water), a certain depth of at least 12 to 14 inches. The patio surface itself would not be the porosity of patio material, but it would be the holes that would be filled with sand or non-modified material that would allow water to seep through. After water gets through the first surface of paver material, it then has to go through the clean rock material to get to an uncompacted strata - very difficult to construct and hard to maintain.

Messrs. Barton and Fountain agreed that any pervious patio that anyone would present to the UDT would have to come to Mr. Fountain's office for review of construction standards related to stones/void ratio and specifications for the actual paver materials.

The following discussion took place:

Mr. Albert: Are "impervious" or "pervious" definitions set forth in the proposed ordinance?

Mr. Fountain: There are a number of different definitions of impervious surface. This ordinance seeks to make it uniform across all the different ordinances, and it does include a description of what kind of material is impervious.

Mr. Albert:

- If one is trying to measure how much water penetration there is to ground, we are trying to describe the construction methods for pervious and impervious (mostly impervious).
- Is there some actual measurement of a great flow of water into the underlying dirt?
- Basically the only way of trying to deal with the concept of water is how the water is going to flow and defining not the kind of flow into the surface area but trying to define what kinds of items or structures we are going to characterize and effectually create an impervious condition or pervious condition.

Mr. Barton:

- David Brooman, the Township Solicitor, worked with staff on this ordinance. He feels it is pretty accurate. It does what staff wants it to do at this point. On the top of page 2 of the proposed ordinance the following definitions are set forth:

The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Article I, General Provisions, Section 255-7. Definitions, shall be amended by adding thereto in alphabetical order the following definitions:

DETENTION BASIN: A stormwater management structure with a controlled release rate which is essentially dry while not receiving stormwater.

RETENTION BASIN: A stormwater management structure with a controlled release rate and which maintains a constant water level while not receiving stormwater.

- The following excerpts are located on page 2 and 3 in the proposed ordinance:

§ 255-39.1. Decks of the proposed Ordinance states:

Decks that are 3 feet or less in height above existing grade, and patios, may extend into the required rear and side yard setbacks of a single-family dwelling, single-family patio dwelling, twin dwelling, attached patio dwelling, townhouse structure, duplex dwelling, twin duplex dwelling and multiplex dwelling, provided that they are not enclosed either on the sides, by a roof or underneath the deck. The deck perimeter shall not exceed 20 feet to the rear nor 10 feet to the side, and in no case shall it be closer than 10 feet to a property line. Patios shall not be closer than 5 feet to a property line. Decks and patios adjacent to interior party walls are not limited by side yard setbacks. Decks not exceeding 200 square feet are not considered as impervious surface, provided they are constructed above a pervious area, with spaces between each plank to allow rainwater to pass through.

No aboveground stormwater management structure, as defined by Chapter 206, shall be located within 20 feet of any front, side or rear property line, with the exception of stormwater discharge or conveyance swales.

No aboveground stormwater management structure, as defined by Chapter 206, shall be located within 20 feet of any existing or proposed building or structure.

Section 7. The Code of the Township of Upper Dublin, Chapter 206, entitled Stormwater Management, Article II, Definitions, Section 206-22. Terns defined, shall be amended by revising the definition of Impervious Surface to read as follows:

IMPERVIOUS SURFACE -- Any material placed on or above the earth, or any material change in the natural surface of the earth, which substantially reduces or prevents the natural infiltration of water. Examples include but are not limited to structures, including eaves, roofs, and roof overhangs; roads; parking areas (whether hard surfaced or not); driveways; sidewalks; walkways; patios; sports courts; pools; and, the horizontal surface area of aboveground stormwater management structures, including retention and detention basins. Stormwater basins designed and constructed to allow

for infiltration shall not be considered as impervious surface.
Patios designed and constructed with pervious materials shall
not be considered as impervious surface.

Questions regarding stormwater management and decks vs. patios were answered satisfactorily
by Messrs. Barton and Fountain.

Mr. Barton agreed that a comment from Mr. Winegrad is a good idea, i.e. that the height of a
patio could be 0-4 ft.

Joan Sacks of 1422 Gentleman's Way in Dresher brought up the matter of flooding and
impervious vs. pervious surfaces.

Mr. Barton will summarize the discussion this evening and submit it to the BOC.

Mr. Albert motioned, with Mr. Winegrad seconding, to recommend to the BOC approval of the
ordinance dealing with impervious surfaces and adding a text amendment regarding the height
limit for decks of three feet.

VOTE ON MOTION

ALL YES

MOTION CARRIED

DISCUSS SPRING TOUR OF DEVELOPMENT SITES / SET DATE:

The PC decided to tour the St. Mary's property on Saturday, May 7, 2016. Members are asked
to meet at the Township building at 9:00 a.m.

A second meeting will be scheduled in June 2016 to tour other development sites in the
Township.

ADJOURNMENT:

Mr. Cover motioned, with Ms. McDonald seconding, to adjourn the meeting.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,



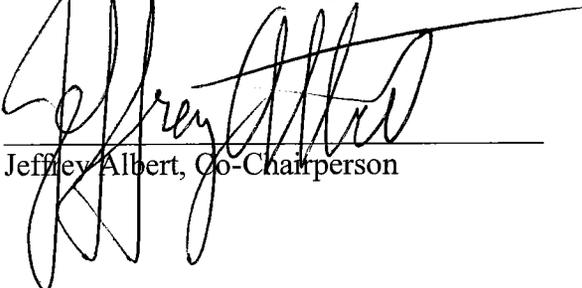
Louise S. Birett, Recording Secretary

Attest:



Michael Cover, Co-Chairperson

Michael Cover, Co-Chairperson



Jeffrey Albert, Co-Chairperson

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