

AGENDA

Upper Dublin Township Planning Commission
Thursday, October 13, 2016
7:00 PM

A. Review/approve minutes from the September 20 and 27 meetings.

B. Recommendation:

- Land development plan for Nak Won Presbyterian Church, UD #14-10

C. Zoning text amendment:

- Amendment to allow mixed-use development in OC Office Center District (the Promenade), UD #16-04

D. Land development review:

- North Hills Manor redevelopment, preliminary plan, UD #16-07

Next meeting – Tuesday, November 15 at 7:00 PM

A meeting of the Planning Commission (PC) of Upper Dublin Township (UDT) was held on Thursday, October 13, 2016 and at 7:00 p.m., in the UDT Building, Michael Cover and Jeff Albert presiding.

In attendance were members of the PC: Jeff Albert, Michael Cover, and Rob Winegrad. Dr. Paul Halpern arrived later in the meeting. Also present were Richard Barton, Community Planner and Zoning Officer; Tom Fountain, UDT Engineer; and David Brooman, Township Solicitor.

LAND DEVELOPMENT REVIEW:

North Hills Manor Redevelopment, Preliminary Plan, UD #16-07:

NEM Housing LP has filed a Preliminary Plan for the redevelopment of 50 dwellings at North Hills Manor, owned by the Montgomery County Housing Authority. The 3-acre site consists of two lots bounded by Logan, Walnut, Chelsea, and Linden Avenues in North Hills. The site is designed according to the regulations for multi-family development in the NH Residential zoning district (Ordinance No. 16-1319, adopted 5/10/16).

While the total number of dwellings remains the same, the layout replaces the existing linear townhouse design with groups of 1, 2, 3, and 4 bedroom homes constructed as townhomes and twins. The parking is distributed between spaces at the units and a central parking area for 24 vehicles. A tot lot and an administrative/maintenance building is included.

Joel Johnson, Executive Director of the Montgomery County Housing Authority; Mark Buchvalt with T&M Associates; Kyle Speece with Pennrose Properties; and Jackie Camp with WRT Architects were present to discuss the redevelopment of North Hills Manor.

Mr. Johnson commented as follows:

- The Housing Authority owns and operates North Hills Manor.
- The Housing Authority is an independent authority, therefore it does not receive any county or state funding.
- The Housing Authority operates two programs that serve low income households. One is the housing voucher program which supports rental subsidies and privately owned homes, and the second is public housing which are rental units that the Housing Authority owns. North Hills Manor is part of that portfolio.
- North Hills Manor was built in the early 1950s and the buildings are antiquated.
- The site is divided into two parcels primarily along Walnut Avenue and bordered by Logan and Chelsea with Linden splitting the site.
- Over the past years, the Housing Authority has had a difficult time finding replacement parts for many of the components in the heating systems, electrical systems, etc.
- Several years ago, the Housing Authority went through a competitive process to partner with a private-sector developer that specializes in the affordable housing development arena, and that is how Pennrose Properties became involved with the project.
- Over the past few years, the Housing Authority went through an extensive community engagement process involving both the residents of North Hills Manor and the neighbors in the community.
- The plan before the PC this evening involves replacement of the 50 units there today with the same bedroom mix.

DR. HALPERN ARRIVED AT THIS POINT IN TIME.

Mr. Buchvalt discussed a PowerPoint presentation, and walked the PC through the basic site plan.

Mr. Cover noted the following comments from the Fire Marshal:

Utility Sheet 8 of 24 and 9 of 24 noted under "New Utility Service Size." The fire service line for each unit is indicated as being 3". This size water service seems excessive for this type of construction and use. This item should be revisited for re-calculation to determine what size water service would best service the fire protection for this development.

Mr. Buchvalt agreed to re-calculate the size of the water service.

Mr. Cover went through the list of items in the Township Engineer's review letter as follows:

1. All parking requirements appear to be met with off-street spaces. We note further along in this letter that some of the spaces may not comply, but the intent is to move the required spaces off-street and onto each lot. We recommend the applicant also depict the quantity of on street spaces should questions about overflow parking spaces become an issue. The Applicants will comply.
2. Demolition permits for the removal of all items will be required. Applicant should provide evidence of Phase I Environmental Assessment and clearance prior to start of demolition. Applicants will comply.
3. Street Trees should be re-located to inside lot lines, and at least 8 feet from proposed sidewalk. Applicants will comply.
4. The Ordinance and Improvement Standards require a 15' width of paving from the existing centerline of the road. This is applicable to all road frontages, and Linden Avenue would need to be 30' wide to comply with the Ordinance. Township Standard Detail RD-100, widening for residential streets, is applicable for this site. Mr. Brooman will determine if there is enough room to widen the streets, otherwise they may ask for a waiver.
5. All utilities shall be provided underground. Existing street lights which had been located on utility poles will now need to be installed on the proposed street light poles included in the drawings. Applicants will comply.
6. The "parking pads" include areas which will extend into the right-of-way and allow vehicles to overhang the sidewalk areas. We recommend lengthening the pad areas to provide for vehicle parking completely on-lot. Applicants will discuss matter with Mr. Fountain and comply.

7. Applicant shall provide evidence of service capacity from the prevailing Water & Sanitary providers. Applicants will comply.
8. The extent of the project will require an NPDES permit from the DEP and County Conservation District. Applicants have submitted to the DEP.
9. The applicant and contractors will need to coordinate contractor parking, material storage and security, staging, and road closure issues prior to plan approval. A plan for these items should be submitted for review and approval. Applicants will comply.
10. When Mr. Fountain asked how the Applicants are going to relocate with the residents on site during construction, the Applicants explained that the Housing Authority has been stockpiling vacancies during the past years.
11. Landscape Review Comments will be issued separately to the applicant. The Applicants will respond to the landscape review upon receipt.
12. Sewage Planning approval (Act 537) from DEP shall be provided prior to final subdivision plan approval. Applicants will comply.
13. All driveways must comply with the provisions and standards of PennDOT Chapter 441. Applicants will comply.
14. Plans need to depict a minimum of 20 feet open space between curbed parking areas and the outside walls of buildings. This occurs in several areas and needs correction. Applicants will be asking for a waiver.
15. Applicant should confirm that ADA requirements are in conformance for the proposed sidewalks, walkways to buildings, and access from parking areas to buildings. Applicants will comply.
16. The following note should be added to the record plan: Water originating from other than natural sources, such as air-conditioning units, sump pumps or other dry weather flow, wherever practicable, shall be connected to the storm drainage system of the township or discharged into watercourses on the property, at the direction of the Township Engineer. These facilities may not be used for pollution matter. Applicants will comply.
17. A permanent access easement to stormwater management facilities for maintenance purposes shall be clearly depicted on the plans. This easement will include most areas of both parcels since drainage features are included on or under most of the interior parking and playground/grass areas. Accessways shall be cleared and stabilized to a minimum of 20 feet wide, with an all-weather surface suitable for access for maintenance equipment and personnel. The ownership and maintenance of all BMP's should be noted on the plans. The Township shall further have rights to said easements. Applicants will comply.
18. A Stormwater Maintenance and O&M Agreement is required. Applicants will comply.

19. Drafting, details, and minor technical revisions will be communicated directly with the applicant's engineer. Applicants will comply.
20. Notes on the plan indicate only 4" topsoil will be re-spread on disturbed areas; this should be revised to indicate a minimum of 8" topsoil. Applicants will confer with Mr. Fountain.
21. Plans should include a note indicating "All work is to be in accordance with PADOT 408 or Upper Dublin Township standards, whichever is greater." Applicants will comply.

Mr. Fountain noted that the Township's Lighting Consultant's comments are correctable.

Answering a concern of Mr. Winegrad, Mr. Buchvalt said the entrance driveway will be posted with "No Parking" signs.

Mr. Winegrad motioned, with Dr. Halpern seconding, to recommend to the BOC the North Hills Manor Redevelopment Preliminary Plan subject to the comments of the review letters from the Township Engineer, Fire Marshal and Lighting Consultant.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ZONING TEXT AMENDMENT:

Amendment to Allow Mixed-Use Development in "OC" Office Center District (the Promenade), UD No. 16-04:

The PC was provided with a Township version prepared on 10/7/16 and a version from the applicant, BET Investments.

The Township is working with BET to arrive at a final version of the ordinance, which will then be posted and advertised for a public hearing. The original hearing date of November 9 will be changed.

Michael Markman, President of BET Investments, Eric Garton, P.E., Pete Clelland, P.E., and Ken O'Brien from McMahon Associates appeared before the PC to discuss the ordinance.

Mr. Brooman said the second version containing comments from BET can be worked through satisfactorily. He outlined the major changes as follows:

- Two drive-throughs vs. one. As long as the drive throughs are internal with no access to a public street, they are acceptable.
- Percent of impervious surfaces.
- Extent to which there will be additional screening from residences and streets.

The following discussion took place:

Mr. Winegrad: Asked for consideration of a bus shelter if public transportation is

anticipated.

Mr. Brooman: The PC should have some say in mixed requirements - the built-in incentives for increased density in the form of green spaces, landscape features, traffic and a sign plan.

Mr. Albert: How would traffic be considered in the hearing process before the BOC?

Mr. Markman: Traffic is a big issue. The traffic consultant has provided his opinion that it would be designed and reviewed as part of the conditional use in addition to the SALDO process. All of the foregoing is subject to PennDOT.

Mr. Albert: No trucks will be permitted to use the Dreshertown Road access. Will the foregoing be addressed before the PC or at a conditional use hearing?

Mr. Brooman: That could be addressed at conditional use if the Applicant is agreeable to it. It could also be incorporated into a Declaration of Covenants.

Mr. Albert: Assuming if a Declaration of Covenants is entered into, is that a public document?

Mr. Brooman: Yes. It will be recorded.

Mr. Albert: Would that be entered prior to the conditional use process or as a result of the conditional use process?

Mr. Brooman: The Declaration will be recorded before the zoning hearing.

Mr. Albert: When will the zoning hearing take place?

Mr. Brooman: Based on the timeline, it would likely be before the BOC in December.

Mr. Albert:

- The way the ordinance is drafted, it establishes various kinds of uses within this district and it has a laundry list of uses.
- Is there anything in this ordinance that would bar one large use?
- How do we establish that this will be a mixed use project?

Mr. Markman: The only way the plan would be changed is if they are required to make changes by either staff or the BOC.

- Mr. Cover: Is it normal for a developer to control the type and size of the individual stores?
- Mr. Brooman: No more than “x” percent of the same type of store.
- Mr. Albert:
- The ordinance permits a mixed use development wherever there are frontages on two streets. Should we specify in the ordinance something about the nature of the two roads? Asked the Solicitor to take a look at this type of situation overall rather than any development specifically.
 - Asked the Solicitor to look at the wording regarding buffering because he feels the verbiage should be clarified.
- Paul Patitucci, 757 Eastwind Circle, Dresher:
- Concerned that signs will not keep trucks out of Dreshertown Road.
 - Will he hear music and/or other noise from the proposed restaurant at 2:00 a.m.?
- Mr. Fountain: The Noise Ordinance calls for no dining or other activities after 11:00 p.m.
- Mr. Patitucci: Worried about traffic on Dreshertown Road and the sobriety of drivers.
- Jonathan Holtzman, 841 Redgate Rd.
- Do we need a village in UDT? UDT in itself is a village.
 - What percent of the business for the restaurants will be generated from the apartments? Of the opinion that most traffic will be coming from outside the community.
 - Suggested traffic engineers spend three hours a day for a week during rush hour traffic in the mornings before rendering an opinion.
- Kevin Kelley, 1 Stonington Court:
- The Township’s Traffic Engineer stated last month that Dreshertown Road is not adequate for what is there today let alone with a new development.
 - The PC should plan for the future. The road should be fixed first and then the development considered.
- Mr. Cover: UDT traffic is a regional situation not just Dreshertown Road.
- Chris Duerr, 302 Summit Avenue:
- Has been involved with this specific piece of property for a while as a member of the PC, part of the UD Comprehensive Steering

Committee, and knows this property because it is the last significant piece of property in UDT.

- The Comprehensive Plan looked at many of these issues, and the big issue in the Township at that time was the looming intersection of lack of revenue and increased costs.
- One of the issues looked at was how to get more ratables for UDT.
- Of the opinion that this is a reasonable use of the property.
- Addressing the neighbors, he extolled the boards and commissions of UDT for spending so much time trying to do what is best for UDT.
- Every property has its traffic issues, but the PC is looking at a property which is on the outskirts of UDT.
- The foregoing does not mean that there are not and will not be issues that must be addressed.
- As a concept, he supports this development.

Mr. Markman:

- The development will produce for the School District \$1,842,000 per year. It is also a net for UDT of \$230,000. Therefore, this development alone will bring in \$2,000,000 every year to UDT.
- They have tried to push everything back on the property as far as they could.
- The property will be extensively buffered, so that anyone coming into the development will see a park first.
- A berm and landscaping will be provided.
- They own the Dublin Terrace Apartments. They had to go through a similar type situation there. Invited anyone interested to visit the site.
- They maintain the property very well.
- They are committed to do a first class development.
- Will spend close to \$3,000,000 dealing with the traffic.
- Will improve the Welsh Road intersection dramatically.

Jennifer Kuznits,
704 Spring Avenue:

- Concerned about the apartments going in.
- People who can't buy will rent to get into the School District.
- The schools are overcrowded, old and there is not enough money to fix them. There are not enough resources for the influx of students.
- Taxes are almost the highest in Montgomery County.
- The traffic situation is a disaster.
- Is watching her property value decrease because of rising taxes.
- Test scores and profiles are going down.
- As a realtor in UDT, it is getting harder to sell properties.

- Neil McCarthy,
1406 Comly Court:
- Is a retired school principal in Abington School District.
 - What is the benefit of this development to the larger group of residents who have lived in this community for many years?
 - Feels the quality of life for many people will be severely impacted.
 - It doesn't make sense to him to have a developer come in with a development that doesn't benefit the community as a whole.
 - To him, the benefit is to the developer.
 - The ratables will be eaten up very quickly.
- Mr. Zheng, 1712
Devonshire Road:
- What kind of benefit will this project have for UDT?
 - What impact will this project have on the community?
 - Many residents of UDT are opposed to this proposal.
 - The traffic will increase and impact the community.
- David Schachter,
1717 Somerset
Street:
- With the development in question and the project across the street on the Zieger Tract, more than 1,000 vehicle trips could be made per day on roads that are already congested.
 - Would like the PC to consider Township residents first before needs of BET.
- Annemarie Cutler,
1721 Bantry Drive:
- The quality of her existence as a longtime resident will be exacerbated immensely if this project goes in.
 - What happens in terms of Township services such as police, fire, etc.?
- Mr. Cover:
- Private trash, private snow removal, etc.
 - Due to the nature of a 55 and over community, there are not a lot of police complaints.
 - Taxes obtained from the new property owners will pay for the increase in School District costs.
- Maple Glen man:
- Concerned about a short term loss for BET and a long term loss for UDT.
- Mark Luttmann,
1353 Wentz Drive:
- Asked the PC to consider School District revenues/expenses when deliberating over a recommendation.
- Alan Kober, 1716
Aidenn Lair Road:
- Reiterated the traffic concerns as set forth above.
 - The development should not go forward until traffic issues are resolved.

- Concerned about the number of new children who will be entering the School District.

Mr. Markman: Estimating only 27 students generated from the apartments.

Ginny Vitella, 701 Lake Drive:

- Seems like the same problems and issues as the St. Marys' property.
- Transient apartment dwellers do not have a commitment to a community that long term residents have.
- Feels bringing in apartment dwellers and the cost of same when the School District's budget is already \$96,000,000 is not worth it.

Kevin Turgot, Dresher:

- Reiterated concerns about traffic and the School District.
- Wants to preserve open space.

Nicole Lombardo Ganz, 1740 Bantry Drive:

- Felt that residents should have been apprised of the meetings so that they would not feel overwhelmed by the number of people present this evening.
- Concerned about the influx of students.
- Complained about the traffic now and what it will be like when this development is built.

Lynne Fox, 1709 Devonshire Road:

- There comes a time when enough is enough, and this is the time for the developer.
- Concerned about her family's quality of life.
- It took her 17 minutes to go from St. George's to make a left turn.
- The road is not wide enough and is an accident waiting to happen.
- The concerns set forth this evening need to be figured out before the PC makes any recommendations to the BOC.

Dr. William Horn, 1752 Dreshertown Road:

- The PC needs to hear over and over again how the vast majority of residents feel about this issue.
- This development will forever more change the dynamics of this section of the Township along Dreshertown Road.
- Traffic will be increased not only in the daytime, but all through the evenings not just on weekdays but every weekend as well.
- There will be no relief for the residents who live in the quiet neighborhoods along Dreshertown Road.
- The Redstone Grill is particularly onerous to the residents because of its proposed outdoor dining and music.
- A new traffic light on Dreshertown Road will draw even more traffic.
- The neighbors are not opposed to the development of open land. They

- are opposed to the inappropriate development of open land.
- The Montgomery County Planning Commission does not know what is right for the neighborhood.
- The Zieger Tract will complement the neighborhood.
- The residents of the communities along Dreshertown Road do not want shops, large and small, restaurants and apartments.

Mark Jones, 1725
St. George's Road:

- Are there traffic impact fees in UDT? The answer is no.
- Asked Mr. Markman if he has leases for Redstone Grille and REI? Mr. Markman would not answer at this time.
- Has a petition signed by 294 of his neighbors opposing this development.

Mr. Albert spent a bit of time assuring the residents that this proposed development is "as good as the neighbors are going to get."

- Developers all over the United States are moving away from office buildings and planning mixed use developments.
- The Commonwealth of Pennsylvania will be involved because both Dreshertown Road and Welsh Road are state roads.
- UDT's population mix is really important.
- BET is a growing thriving company.

Dr. Halpern motioned, with Mr. Winegrad seconding, to send the proposed amendment to allow mixed use development in the "OC" Office Center District to the BOC without recommendation from the PC.

ROLL CALL VOTE ON MOTION	YES	MESSRS. COVER, WINEGRAD, AND HALPERN
	NO	MR. ALBERT
		MOTION CARRIED

APPROVAL OF MINUTES FROM THE SEPTEMBER 20 AND 27 MEETINGS:

Mr. Cover motioned, with Dr. Halpern seconding, to approve the Minutes from the September 20, 2016 and September 27, 2016 meetings.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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ADJOURNMENT:

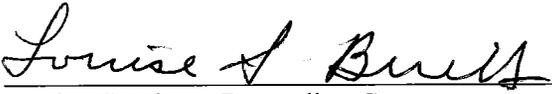
Dr. Halpern motioned, with Mr. Cover seconding, to adjourn the meeting.

VOTE ON MOTION

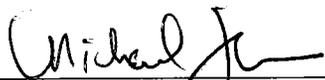
ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cover, Co-Chairperson


Jeffrey Albert, Co-Chairperson