

I 6:45 PM Conditional Use Hearing - 932 Windsor Avenue.

STATED MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, JULY 14, 2015 7:00 PM

Pledge of Allegiance

Correspondence and Announcements

Presentation

J Presentation of Monte Carlo Night and Upper Dublin Triathlon Proceeds.
Twining Valley Land Use Feasibility Study Update Presentation

Committee Reports:

Economic Development & Finance Committee
Public Safety, Works & Services Committee
Planning, Parks & Library Committee

A Move to accept the minutes of June's Stated Meeting without reading.
B Move to approve the Treasurer's Report for the month of June.
C Call on Township Engineer for his report.
D Call on the Manager for his monthly report, Questions, Move to accept.
E Move to accept the disbursements from the various Township accounts for the month of June.

Discussion Items

F Discuss Zoning Hearing Board Cases for July.

Public Comment

Action Items

H Consider Amendment to the Firearms in the Park Ordinance.
K Consider Amendment to the Fee Ordinance.
L Consider motion to Approve Resolution for Fees for Inspections and Engineering.
M Consider motion to Approve St. Alphonsus Minor Subdivision Plan with conditions.
Mc Consider motion to Approve Resolution for Traffic Signal Changes at Bell Lane and Limekiln Pike.
P Consider action on lowest responsible Bid for Traffic Signal Improvements at N. Limekiln Pike and Dillon/Meetinghouse Road.
Q Consider motion to Approve Resolution for Supplemental Preliminary/Final Land Development for the Zieger Tract.
R Consider authorizing Release of Escrow Funds – Release #4 Fort Washington Volvo Project in the amount of \$10,000.00.
W Consider appointments to the Environmental Protection Advisory Board and the Historical Commission.

ADJOURN

A Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township (UDT) was held on Tuesday, July 14, 2015, in the Township Building, Ira Tackel presiding.

In attendance were Commissioners John Minehart, Sharon Damsker, Ronald Feldman, Ira Tackel, Chester Derr, Stanley Ropski, and Rebecca Gushue. Also present were Paul Leonard, Township Manager; Richard Barton, Community Planner and Zoning Officer; Derek Dureka, Director of Parks and Recreation; Gilbert High, Township Solicitor; and Jeff Wert, Township Engineer.

CORRESPONDENCE AND ANNOUNCEMENTS:

Mr. Ropski was recognized by the Pennsylvania State Association of First Class Township Commissioners for outstanding service to the Association.

PRESENTATIONS:

Presentation of Monte Carlo Night and Upper Dublin Triathlon Proceeds:

The proceeds were distributed by Mr. Tackel as follows:

<u>Organization</u>	<u>Amount Received</u>	<u>Representative</u>	<u>Title</u>
UD Education Foundation	\$17,000	Vanessa Good	UD Education Foundation Representative
UDT Open Space Fund	\$10,000	Paul Leonard	Finance Director
UDP&R Summer Camp Scholarship Fund	\$ 2,000	Tammy Echevarria	Recreation Superintendent
CoTASA	\$10,000	Jill Feldman	CoTASA Representative
Friends of the UD Public Library	\$10,000	Robert Stutz	President of the Friends of the UD Public Library
Victim Services of Montgomery County, Inc.	\$ 1,500	Lyn Williams	Community Outreach & Special Events Coordinator
Kelly Anne Dolan Memorial Fund	\$ 1,500	Peggy Dolan	Founder & Director
Habitat for Humanity of Montgomery County	\$ 1,000	Marianne Lynch	Executive Director
Montgomery County SPCA	\$ 1,000	Rhonda Thomas	Abington Branch Shelter Manager
Mattie N. Dixon Community Cupboard	\$ 1,000	Christine Bouley	Executive Director
TOTAL	\$55,500		
Monte Carlo Night – Township Portion	\$21,500		
UD Tri-Athlon Total Net Funds Raised	\$34,000		
GRAND TOTAL	55,000		

NOTE: MS. DAMSKER WAS FEELING ILL AND EXITED THE MEETING.

Twining Valley (TV) Land Use Feasibility Study Update Presentation:

Victor DePaulo, Director of the TV Land Use Feasibility Study; Ben Engleman, Golf Professional, and Ben Baker, Parks and Recreation Professional appeared before the BOC to

discuss the Land Use Feasibility Study (Study) for the Twining Valley Golf Club. Mr. DePaulo commented as follows:

Introduction the Steering Committee:

- Derek Dureka, Director, UDP&R
- Debbie Blum, EPAB and Resident
- Joe Chmielewski, School District of UD
- Sonny Keane, Open Space Advisory Group
- Sue Lohoefer, School District of UD
- Elaine Lucas, Resident
- Steve Olsen, Resident
- Steve Stone, Shade Tree Commission
- Bruce Smith, Golf Enthusiast and Resident
- Jerry Rock, Resident

The primary goal of the Study is to explore, identify, and assess the possible future uses of the Twining Valley property. The focus of the Study will be to prepare a Conceptual Master Plan that responds to the wants and needs of UDT to best service the community at large. The reuse of the property is intended to seek the “highest and best use” that affords UDT with a major amenity for active and passive recreation related facilities and programs to be provided for all age groups.

UDT existing parkland:

- Passive recreation and natural resources – 312.7 acres.
- Active recreation areas – 313.9 acres.
- Unclassified special use facility – 1.87 acres.
- Total Open Space – 628.47 acres.

National and Regional Standards for Parkland:

- Active parkland needs for UDT by National Standards – 2005.
 - The National Standard for having P&R acreage with the TV property, UDT is in excess of 40.9 acres.
 - If the 105 acres are deducted from the National Standard, UDT has a deficit of 64.1 acres.
 - Compared to the Regional Standards for P&R land for municipalities, with the TV property, UDT has an excess of 105 acres.
 - Excluding the TV property, there is a deficit of 12 acres.

About the Facility:

- The Site:
 - Wonderful property with a variety of existing eco-systems worth preservation.
 - Stormwater management must be a prime consideration.
 - Bisected property is a design challenge.
- The Building:
 - Poorly constructed and maintained.
 - Difficult to adapt to new and varied uses.
 - Continued renovations are not recommended.

- The Golf Course:
 - Lacks ample land, poorly maintained, and unsafe for play.
 - Antiquated irrigation system.
 - Number of rounds has greatly declined over the past years.
 - Current operating contract expires in 2019.
- The Fitness Center:
 - Adapted from previous inferior space usage.
 - Produced important revenues for operators.
 - Has recently lost memberships due to poor conditions.

Public Participation Program:

- Bi-monthly study committee meetings.
- Survey vehicles.
- On-line survey.
- Random survey (25% of households).
- General public meetings/workshops.
- Key person interviews.
- On-line opinion forum.
- Elected officials meetings.

Survey Results:

- 2,398 surveys sent (25% of households)
- 961 surveys returned (40% return)
- On-line responses closely mirrored the written responses.

About the Survey Results:

- Generally, the results of the survey findings were concurrent with the random survey and revealed the following:
 - Only a small segment of UDT residents who returned the survey used the Twining Valley Golf Course (TVGC) (15.6%) or Fitness Center (4.5%).
 - Most golfing residents who returned surveys played golf at other public golf courses throughout the area (74%).
 - Most exercising residents who returned surveys used private fitness centers throughout the area (94%).
 - The highest ranking amenities for the alternative use of the TVGC include incorporation of:
 - Walking/hiking trails (overwhelming choice).
 - Continue as passive open space.
 - Chip and putt and/or par 3 golf course.
 - Indoor community space.
 - Amphitheatre.
 - 9 hole golf course.

Needs for Continuing the Golf Course:

- Needs significant improvements to course, clubhouse and infrastructure (estimated \$3-\$4 million).

- Needs to increase the number of rounds from 20,000 to over 30,000 rounds preseason.
- Needs a new identity, marketing and business plan for the future.
- Need to let out an RFP for facility management and operations beyond 2019.

Concerns about Continuing the Golf Course:

- Property represents 18% of UDT open space yet used by a low percentage of residents.
- The golf course is in very poor condition needing significant and costly improvements.
- Lack of water and antiquated irrigation to properly maintain the course over the long term.
- The clubhouse continues to need repairs.
- Even with improvements, course safety concerns persist.
- Declining interest in golf and reduction in rounds played nationally and locally.
- Competition from numerous golf courses in the area.
- Some stated that UDT should not be in the golf course business.

The Future of the Golf Course Property – Preliminary Reuse Options:

Primary Program Elements (Option No. 1):

- Demolish and remove all structures and restore areas to a natural state.
- Improve the existing parking facility to meet UDT standards.
- Preserve the entire site as public open space.
- Develop distinct natural ecological areas that are representative of on-site features and terrain.
- Develop a major multi-use trail system for walkers, joggers, cyclists, etc.
- Develop low impact uses such as picnic areas, sledding hill, amphitheater area, etc.
- Develop an indoor community space and expanded parking.
- Construct new maintenance storage facility within the park limits.

Primary Program Elements (Option No. 2):

- Very similar to Option No. 1.
- Adds 750 seat amphitheater.
- Chip and putt course on the 18 acre adjacent land.
- Continues with the extensive trail system and trail network.

Primary Program Elements (Option No. 3):

- Similar to Options No. 1 and 2.
- Highlights the eco-park.
- Develops the trail system.
- Includes a small amphitheater.
- Incorporates 9 hole par 3 type course on 75 acres.

121 On-line Forum Results (Community feedback on Conceptual Plan Options):

Option No. 1:	Enviro park with trail system Small amphitheater No golf	Like -74 Dislike 5
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Option No. 2	Enviro park with trail system Large amphitheater Chip and put golf	Like 47 Dislike 8
Option No. 3	Enviro park with trail system Small amphitheater Par 3 golf course	Like 28 Dislike 31

Interviews included: Adjacent land owners, residents at large, UDT department heads, UDT consultants, youth sports organizations, local business alliance, and golf course operation.

Key Person Interview Survey:

- All were familiar with the study.
- They liked the adaptive reuse of the site and the direction of the study.
- Concerns were expressed for stormwater management impacts, the location of the indoor community space near the fire station, traffic impacts, and overall safety.
- Support for the multi-purpose indoor community space was expressed.
- Youth sports organizations requested additional fields including indoor practice space and lighted fields.

Preliminary Costs:

- Concept No. 1:
 - Just under \$5 million.
 - One additional fulltime person at \$80,000-\$90,000 per year.
 - Operating costs of \$150,000 per year.
- Concept No. 2:
 - Estimate of \$6,068,550.
 - One fulltime and one seasonal employee.
 - Operating costs of \$200,000 per year.

Other Community Needs and Wants such as:

- Indoor community space/gymnasium, meeting room. Increase from 1,000 annual uses to over 1,400 annual uses.
- New use requests are usually turned away and it limits growth opportunities for Parks and Recreation and Library Programs.
- School District gymnasiums are unavailable during peak need time – winter practices.
- Indoor rentable space for the community.
- The 9 hole chip and putt on 18 acres site of the property similar to Alverthorpe Park in Abington Township.
 - Family-oriented full golfing experience (rounds per year – 7,612; cost per round – under \$10; revenues per year - \$70,000; expenses per year - \$140,000).
- Maintenance storage area – 8,000 sq. ft.

Add Alternate Items:

Indoor community space of 15,000 sq. ft., multi-purpose meeting room and programming space, and perhaps a small gymnasium - \$5,175,000.

Adding maintenance storage building of 8,000 sq. ft. - \$460,000.

Development of a small amphitheater - \$287,000.

Development of a large amphitheater - \$2.5 million.

Steering Committee's Understanding of Program Items:

- Yes to the eco-park with walking and biking trails.
- Strong desire for additional walking/biking trails.
- Strong desire for open space preservation.
- No residential or commercial development.
- Mixed response to other recreation amenities on the site.
- Some desire for a golf-like recreation amenity, but on a smaller scale.
- Continued stormwater management efforts should be made.
- No to fitness center or golf (in present format)
- No to a large amphitheater structure.
- Some support for a naturalized smaller amphitheater for community events.

Steering Committee Program Items Being Highly Considered for the Preferred Plan:

- Demolition of the existing clubhouse and maintenance shed.
- Consideration to improve stormwater management on the property.
- An eco-park with naturalistic ecological areas.
- Preservation of the existing open space to the extent possible.
- Significant multi use trail system for all ages.
- Family-oriented chip and putt golf course on the 18 acres.
- 15,000 sq. ft. multi-purpose indoor space for community uses.
- Upgrading and minimal expansion of existing parking as necessary.
- Sledding hill and other various low-impact recreational uses.
- Small naturalistic informal amphitheater.
- 8,000 sq. ft. storage shed with a 2-3 acre maintenance yard.

Collectively, the members of the BOC were pleased with the report, but all cautioned the costs that will be levied on the taxpayers.

Mr. Feldman favored more emphasis on the Fort Washington Office Park. He also suggested that the Parks and Recreation Department be moved to the golf course clubhouse.

Mr. Tackel wanted the design team to think “out of the box” and bring forward some bold ideas for consideration by the BOC. He asked the team to identify how UDT can raise funds to implement some of the foregoing.

An unidentified woman in the audience asked for consideration of multi-generational uses and an indoor swimming pool.

Ms. Jean Solly asked the BOC to be aware that the golf course property has cost UDT money.

COMMITTEE REPORTS:

Economic Development and Finance Committee (EDF):

Mr. Ropski reported the EDF did not meet in July. The August EDF meeting has been cancelled. The next EDF meeting will be held on October 5th.

Public Safety, Works and Services Committee (PSWS):

- Mr. Feldman reiterated Mr. Ropski’s comments since the PSWS Committee meets directly following the EDF meeting.

Planning, Parks and Library Committee (PPL):

Ms. Gushue noted the following:

- The library and Parks and Recreation Department have been holding many fantastic programs.
- The Environmental Protection Advisory Board (EPAB) is in need of two new members. Designing with native plants were discussed.
- The Planning Commission discussed conditional uses for Dreshertown. The Turnpike may be going all electronic. The Nak Won Church is looking to expand its parking lot.

TAB A – Motion to Accept the Minutes of the June Stated Meeting Without Reading:

Mr. Feldman motioned, with Ms. Gushue seconding, to approve the Minutes of the June 2015 Stated Meeting without reading.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab B – Motion to Approve the Treasurer’s Report for the Month of June 2015 Without Reading:

Mr. Feldman motioned, with Ms. Gushue seconding, to approve the Treasurer’s Report for the month of June 2015 without reading.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab C – Call on Township Engineer for his Report:

Mr. Wert submitted his written report.

Mr. Minehart asked for an update on the Renfrew Avenue Community Development Block Grant. Mr. Wert explained that the storm sewer connections are proceeding. Connections and

utilities are being moved out of the way. Will go out to bid within the next ten days on the second phase of curb and sidewalk.

Mr. Ropski asked for an update on the Paul Coyle property on Kane Drive schedule. Mr. Wert informed that plans have been completed. Waiting on review comments on costs.

Tab D – Call on Manager for his Monthly Report:

Mr. Leonard submitted his written report and highlighted the following:

Regarding the upcoming papal visit in September, Mr. Leonard met with representatives of Whitmarsh Township regarding the Fort Washington train station.

- Concerned about the potential of 11,000 individuals attempting to board trains at the Fort Washington station.
- Making all appropriate contingency plans to deal with the situation. It was noted that only the Lansdale and Fort Washington stations will be open to access trains on the R-5 line during the visit.
- People will be parking anywhere they find room.
- Businesses in the Fort Washington Office Park have been advised that they can either offer parking or close off their lots. Expecting a lot of bus traffic.
- Residents are advised that their monthly passes will not be honored on the trains. A daily pass will be required.

Mr. Feldman motioned, with Mr. Derr seconding, to approve the Manager’s Report for the month of June 2015.

VOTE ON MOTION ALL YES MOTION CARRIED

Tab E - Motion to Accept the Disbursements from the Various Accounts for the Month of June 2015:

Mr. Minehart motioned, with Mr. Feldman seconding, to accept the disbursements from the various Township accounts in the amount of \$2,100,805.08 as follows:

Total of Proposed Disbursements	\$1,024,864.07
Estimated Payroll	875,000.00
Interim Check Run Expenses	101,941.01
Earned Income Tax Refunds and Payments to Other Taxing Districts	0
Grand Total	\$2,100,805.08

VOTE ON MOTION ALL YES MOTION CARRIED

DISCUSSION ITEMS:

Tab F – Discuss Zoning Hearing Board (ZHB) Cases for July 2015:

Mr. Tackel recused himself from chairing this portion of the meeting because the first item refers to his property.

No. 2160: *Sherry and Ira Tackel, 1327 Barton Drive, Fort Washington, PA 19034* request a variance from the front yard setback regulations of the A-Residential Zoning District (Section 255-43.B). It is proposed to construct a 210 sq. ft. addition to the existing garage, which will extend approximately 8 ft. into the 50 ft. front yard setback area.

No. 2161: *Upper Dublin School District, 1580 Fort Washington Avenue, Maple Glen, PA 19002* seeks variances from the requirements of the Floodplain Conservation District in order to perform excavation of fill and do floodplain restoration along the Sandy Run at Sandy Run Middle School, 520 Twining Road. Variances are requested under Section 255.161.E for work in the horizontal floodplain buffer area; Section 255-166.A (1) for grading and filling in the floodplain district; and Section 255-167.A(1 through 3), standards for granting a variance. The property is zoned A-Residential.

The proposed work is in connection with the removal of the tennis courts at the middle school. As a result of the project, there will be a reduction in impervious cover and runoff, as well as the restoration of a stream bank area along the Sandy Run. Richard Collier of Land Concepts is the project manager.

PUBLIC COMMENT:

Richard Mohrbacher of Hanover Place, Maple Glen, suggested that Township forces are over-mulching trees. The BOC informed Mr. Mohrbacher that his complaints have been noted and addressed.

Mr. Ropski asked for clarification about the recently adopted bamboo ordinance. Mr. High explained that even if a resident did not plant the bamboo growing on his property, he is responsible to dispose of it. However, he could have a cause of action against the neighbor who grew it for the costs.

ACTION ITEMS:

Tab H – Consider Amendment to the Firearms in the Park Ordinance.

Mr. Tackel motioned, with Ms. Gushue seconding, to adopt Ordinance No. 15-1305 amending the code of the Township of Upper Dublin, Chapter 168, Parks and Recreation, section 168-2, Rules and Regulations, to revise and impose regulations for the use of devices in Township parks which threaten public safety.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Tab K – Consider Amendment to the Fee Ordinance:

Mr. Ropski motioned, with Mr. Feldman seconding, to adopt Ordinance No. 15-1306 amending the Code of the Township of Upper Dublin, Chapter 110, entitled Fees, to revise the current fee

schedule to impose new fees for the review and inspection of subdivisions and land developments by the Township's professional staff.

ROLL CALL VOTE ON MOTION	YES	COMMISSIONERS MINEHART, FELDMAN, TACKEL, ROPSKI AND GUSHUE
	NO	COMMISSIONER DERR

MOTION CARRIED

Tab L – Consider Motion to Approve Resolution for Fees for Inspections and Engineering:
Mr. Ropski motioned, with Ms. Gushue seconding, to Resolution 15-2197 for fees for inspections and engineering.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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Tab M – Consider Motion to Approve St. Alphonsus Minor Subdivision Plan with Conditions:
Mr. Feldman motioned, with Ms. Gushue seconding, to approve the St. Alphonsus Minor Subdivision Plan with conditions as set forth in Metz Engineer's review letter of June 8, 2015.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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Tab Mc – Consider Motion to Approve Resolution for Traffic Signal Changes at Bell Lane and Limekiln Pike:
Mr. Feldman motioned, with Ms. Gushue seconding, to approve Resolution No. 15-2198 for traffic signal changes at Bell Lane and Limekiln Pike.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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Tab P – Consider Action on Lowest Responsible Bid for Traffic Signal Improvements at North Limekiln Pike and Dillon/Meetinghouse Road:
Mr. Feldman motioned, with Ms. Gushue seconding, to award the lowest responsible bid for traffic signal improvements at North Limekiln Pike and Dillon/Meetinghouse Road to Carr & Duff at a bid of \$67,951.25.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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Tab Q – Consider Motion to Approve Resolution for Supplemental Preliminary/Final Land Development for the Zieger Tract.
Mr. Tackel motioned, with Mr. Feldman seconding, to approve Resolution No. 15-2199 for supplemental preliminary/final land development for the Zieger Tract.

VOTE ON MOTION	ALL YES	MOTION CARRIED
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Tab R – Consider Authorizing Release of Escrow Funds:

Mr. Feldman motioned, with Mr. Derr seconding, to authorize Release No. 4 for the Fort Washington Volvo Project in the amount of \$10,000 pursuant to Metz Engineers review letter dated July 14, 2015.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Tab W – Consider Appointments to the Environmental Protection Advisory Board and the Historical Commission:

Mr. Feldman motioned to appoint Joseph M. Tarsavage to a position on the EPAB for a term ending 6/30/18.

Mr. Derr motioned to close nominations.

Mr. Tarsavage was appointed to a position on the EPAB for a term ending 6/30/18.

Mr. Feldman motioned to appoint Cheryl Knight to an unexpired term on the EPAB ending 6/30/16.

Mr. Derr motioned to close nominations.

Ms. Knight was appointed to an unexpired term on the EPAB ending 6/30/16.

Mr. Feldman motioned to appoint Joan Wolff to the Historical Commission for an unexpired term ending 12/31/17.

Ms. Gushue motioned to close nominations.

Joan Wolff was appointed to an unexpired position on the Historical Commission for a term ending 12/31/17.

Mr. Feldman motioned to appoint Christopher Pastore to the Historical Commission for an unexpired term ending 12/31/16.

Ms. Gushue motioned to close nominations.

Christopher Pastore was appointed to an unexpired position on the Historical Commission for a term ending 12/31/16.

Mr. Feldman motioned to appoint Ian Riccaboni to the Historical Commission for an unexpired term ending 12/31/15.

Ms. Gushue motioned to close nominations.

Mr. Riccaboni was appointed to an unexpired position on the Historical Commission for a term ending 12/31/15.

ADJOURNMENT:

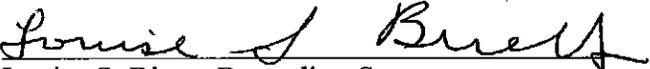
There being no further business to discuss, Mr. Feldman motioned, with Mr. Derr seconding, to adjourn the meeting.

VOTE ON MOTION

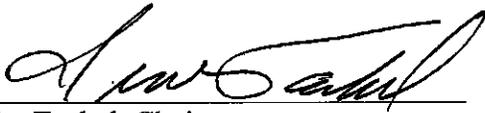
ALL YES

MOTION CARRIED

Respectfully submitted:


Louise S. Birett, Recording Secretary

ATTEST:


Ira Tackel, Chairperson