

**BOROUGH OF HATORO
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 13th, 2014**

PRESENT

Chairman McKnight, Members McKeever & Battis, Assistant Secretary Hegele, Engineer Dougherty & Planner Rieker

ABSENT

Members Farnen & Kline

CALL TO ORDER

Chairman McKnight called the November 13th, 2014 meeting of the Planning Commission to order at 7:15 PM.

Chairman McKnight stated he called the meeting to order later as Member Kline had advised she would be attending, with the bad weather, he wanted to give extra time in case there was a problem.

APPROVAL OF MINUTES

September 15, 2014 – Member McKeever motioned to approve the September 15th, 2014 meeting minutes with 2 minor changes discussed, motion seconded by Member Battis, all ayes. Motion carried.

LI-TOD ORDINANCE

Jim Garrity, Esquire was in attendance representing the applicant. He stated this is their 4th visit to the PC and tonight he would like to focus on the ordinance, stating the design issues will be vetted during the land development process. He reviewed and highlighted the changes made since the last visit. He stated although the trail will be public his client will maintain it and it will be their responsibility. He stated they have gotten the density down to 10, he said they started with 84 units, then reduced to 81 and now they are at 72 units which equates to 8 per acre vs. 10 per acre. He stated the height of the buildings has changed from 40 reduced to 35. They will provide buffers from adjoining residential and the entire railroad right of way. He stated they have agreed to acreage to be counted towards open space but not allowed under the parks and recreation as requested by Borough staff. He stated they added a review and approval of the fire marshal to the ordinance. He stated all the changes were at the request of the Planning Commission and Borough.

Planner Van Rieker reviewed the Montgomery County Planning Commission comment letter that we received. He stated the new changes were sent to the MCPC but the Borough has not received feedback yet. He stated that staff and professionals all had concerns which were all addressed in this updated ordinance in front of the PC tonight. Planner Rieker stated one concern, was density, everyone wanted fewer units and we were able to achieve that. He stated the County did support the overall project so he does not think the County review letter will change too much. He stated the draft represents the opinions and review of both the Montgomery County Planning Commission and Hatboro Planning Commission.

Member McKeever stated section 2726 talks about preserving native trees, she asked what would happen if a native tree(s) did not make it through the construction process. Mr. Garrity responded the project is being built around the native trees, but if it happened they would work with the borough to find another location. Planner Rieker responded that during Conditional Use a tree study could be done if required. Engineer Dougherty stated the Borough SALDO also addresses and discusses trees. Mr. Garrity also stated the units will be on slabs, there would be no digging so that may help trees.

Member Battis thanked everyone for rewriting this ordinance.

He stated that on the last page of the documents received is a legal description of the property. Mr. Garrity responded that the County review letter asked for more land, the larger description goes to the ultimate center line so they netted out the area.

Member Battis stated the County letter goes to Council also, will they see a revised sketch plan. Planner Rieker responded the sketch plan has been revised several times and Council should be receiving. Assistant Secretary Hegele stated the County Planning Commission called as they needed one also, which Mr. Carlson sent. She stated she would be sending a revised plan to Council also before the hearing on the 24th.

Member Battis stated the boundaries LI-TOD map take the line right to back of warehouse, will that allow the existing warehouse to have the room needed. Jim Garrity responded this was discussed before at a prior meeting and demonstrated. Planner Rieker stated the Aerial that Member Battis is looking at is different, the Planning Commission wanted it different so it was changed to reflect that comment.

Chairman McKnight, referred to page 4 of the ordinance, 1st paragraph where it addresses part of the open space, there shall be a centrally located park no smaller than 10,000 square feet furnished with a gazebo or pavilion to serve the community. Mr. Garrity stated this was discussed previously and he stated Council was less concerned with this than the Planning Commission, it was his client's intention to do what is on the center green. Planner Rieker stated he wanted to check on this. Chairman McKnight stated this is just a minor detail. Mr. Garrity reminded everyone that the entire use is by conditional use and if the PC or Borough does not like the width it can be denied during this process. Planner Rieker believes this was added but not sure why it did not make the final draft.

Karen Shubick, 37 Fulmor Avenue asked if the water mitigation in the front of the parcel was completed. Mr. Garrity stated it is not and is not intended to be done, it will be included in this project, two basins are proposed at the same capacity.

Mr. Ryan of Alliance Partners explained that repairs were done to the existing system which corrected the flooding issues, he stated since there are no more flooding issues there was no longer a urgency to do the basin up front. The proposed basin will now be included with this project.

Mrs. Shubick asked about the water in the back parking lot and when that would be addressed, she had pictures that she shared. Mr. Garrity explained the water is going where it is supposed to go. Mrs. Shubick stated she would send her pictures to Assistant Secretary Hegele to share with all. She stated this is an ongoing flooding issue and she is next to go under.

Mrs. Shubick asked if the sewer edu's have been approved. Planner Rieker stated if they can't get what they need then there will not be a project.

Mr. Ed Henry, 238 Bonair Avneue questioned the 35 ft. height, he thought that exceeded the current ordinance. Engineer Dougherty stated he would have to get clarification on this. Mr. Henry asked if all roads would be private with an HOA. Would the only Borough services needed be police and fire. Mr. Garrity responded yes.

Chairman McKnight asked if Engineer Dougherty had anything to add at this time. Engineer Dougherty stated no all his comments were discussed and addressed.

Member Battis asked for clarification on which version to use.

Member McKeever motioned to approved LI-TOD Ordinance 01449554; v1, motion seconded by Member Battis, all ayes. Motion carries.

PUBLIC WORKS FACILITY PROJECT

Engineer Dougherty explained that Delaware Valley Concrete is giving the Borough land and as a result there needs to be a lot line change. He stated tonight before the PC is the lot line change, land development will come at a later time. He stated the Borough needs to go before the Zoning Hearing Board which is scheduled for December 10th.

Member Battis stated the 3766 sf added will be a tremendous help to public works and now they will be located in one place instead of being spread out. He stated 3760 sf was proposed for Eaton Park, got what was needed plus 6 ft. and will not need Eaton Park.

Member Battis motioned to approve the lot line change for block 42 unit 44 at Meadowbrook/Oakdale be increased by moving lot line by 3766.51 sf from block 42 unit 48, motion seconded by Member McKeever, all ayes. Motion carries.

PRIVILEGE OF THE FLOOR

Mr. Bruce Hart, 175 Earl Lane states he has been to meeting and would like to know where the other two members are. Chairman McKnight stated the meeting was changed this month due to Election Day on the first Tuesday and Veterans Day this past Tuesday. He stated when this meeting was scheduled the one member stated she could not make this date, he stated the other member was supposed to be here and he is not sure what happened. Mr. Hart stated that these people serve on committees and they need to get their fannies here. He stated he makes the meetings, they should too.

MEETING DATE

Assistant Secretary Hegele stated at this time she has nothing for the PC, therefore there will not be a meeting in December. She will contact everyone for January 2015.

ADJOURNMENT

Chairman McKnight adjourned the November 13th, 2014 meeting of the Planning Commission at 8:00 PM.

Respectfully submitted,

Diane C. Hegele
Assistant Borough Secretary

