

WHITPAIN TOWNSHIP PLANNING COMMISSION

JUNE 2017

A work session of the Whitpain Township Planning Commission was held on Tuesday, June 13, 2017 at 7:00 PM at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA for the purpose of reviewing the agenda of the public meeting to be held that evening. Chairman Kenneth Corti, presided with Commission members Bradley Tate, Richard Shorin, Cathy McGowan, Joe Habboush and Alternate members Kent Conway and John O'Hara. Township Planning Consultant E. Van Rieker, Township Engineer James E. Blanch, P.E., Assistant Zoning Officer William McManus and Recording Secretary Gregory Monte were also present. Planning Commission Members Penny Gerber and Otis Hightower were absent.

1. Presentation & Review of Ordinance #4-246 – An Ordinance amending the Township's Zoning Ordinance by Amending (1) Article II, Section 160-7(B) [Definitions/Word Usage And Definitions/Definitions] to include "Extended Day Care Center" As a Defined Term; (2) Article V, Section 160-13 [R-1 Residence Districts/Use Regulations] to provide for Extended Day Care Center as a Permitted Use in the R-1 Residence District Pursuant To Certain Regulations; and (3) Article XXVIII [General Provisions] to add Section 160-220.1 Setting Forth Compliance Provisions for an Extended Day Care Center Use in the R-1 Residence District.

Mr. Rieker provided a background on the zoning text amendment. The Planning Commission noted some concerns regarding lighting, signage, & noise.

2. Review of the Minor Subdivision Plan for 1422 Daws Road/1651 Burke Avenue (S-1-17). This application involves a lot line adjustment for 2 lots of approximately 1.70 acres of property located at the southwest corner of the intersection of Daws Road and Burke Avenue. Access to the site will be from the two existing driveways located on Daws Road and Burke Avenue. The property is zoned R-2 Residential Zoning District.

The Planning Commission commented that they felt that the application was benign being that the application is a lot line adjustment of the two existing properties located at 1422 Daws Road & 1651 Burke Avenue.

3. Review of the Subdivision Plan for 490 Penllyn-Blue Bell Pike (S-2-17). This application involves a 5-lot subdivision of approximately 9.54 acres of property located at 490 Penllyn-Blue Bell Pike, which is on the eastern side of Penllyn-Blue Bell Pike between Beale Road and Morris Road. Access to the site will be from the existing driveway off Penllyn-Blue Bell Pike. The property is zoned R-1 Residential Zoning District.

Mr. Blanch provided a background of the application stating that the applicant is proposing to create 4 new residential lots at 490 Penllyn Blue Bell Pike. A portion of the fifth lot (450 Penllyn Blue Bell Pike) will be used for the shared driveway. He added that applicant has obtained zoning relief prior to this application.

4. Review current zoning hearing board applications.

1. **NO. 2119-17: TONY AND AMANDA DADDARIO** propose to construct a roof covered deck off the existing single-family dwelling on the property located at 1904 Cori Lane, Blue Bell, PA 19422 in the Township's R-7 Residential District and request a variance from Article XXVIII, Section 160-204.C relating to rear yard intrusions. Applicants' requested relief, if granted, will allow the roof covered deck to project into the property's rear yard a total of 16 feet when the Ordinance allows projections into rear yard areas of no more than 10 feet or 25% of the depth of the minimum rear yard.

The Planning Commission commented that they felt the application was benign.

Mr. Shorin raised a concern being that the rear of the property abuts the floodplain.

2. **NO. 2120-17: AUGUSTINA FAKIYESI** proposes to construct a 54 foot by 28 foot, two story home where the single family dwelling currently exists on the property located at 1841 Yost Rd., Blue Bell, PA 19422 in the Township's R-1 Residential District and requests a variance from Article V, Section 160-17 related to Side Yards for Single Family Dwellings and XXVIII, Section 160-203 relating to Projections into Side Yards. Applicants' requested relief, if granted, will allow the two story home to project into the side yard when the Ordinance prohibits same and will reduce the side yard width from 50 feet to 30 feet when the Ordinance requires a minimum side yard width of at least 45 feet.

The Planning Commission discussed an email that they received from Mrs. Carol Spacht, 1829 Yost Road (neighbor on the eastern edge of property) regarding her concerns of water and a request for a privacy hedge along the property line of her property.

3. **NO. 2121-17: TEXAS EASTERN TRANSMISSION, LP** requests variances from Article XXIX, Section 160-223 related to Change of Use and Article XXIX, Section 160-224 related to Discretion of the Zoning Hearing Board to permit a temporary change of an existing non-conforming use at the properties located at 1448, 1462 and 1486 Skippack Pike, Blue Bell, PA 19422 in the Township's R1 and R2/FP Districts (the Reed Property). Applicant's requested relief, if granted, will allow the said properties to be used temporarily as staging areas, construction yards and field offices for the relocation of the Applicant's pipelines occasioned by the improvements being made to Route 202 by the Pennsylvania Department of Transportation.

Mr. McManus commented that the applicant plans to use the existing building for office space as well as use the surrounding area of the building for storage of equipment.

The Planning Commission commented that they would like the applicant to use the existing gravel lot and other areas of the site without impacting the floodplain and wetlands. They also questioned what the duration of the lease will be.

5. Review of pertinent planning issues.

Mr. Blanch commented that the currently the Township has an RFP out for bid to seek a consultant to perform a walkability study for the Township. The submittal deadline is June 30, 2017.

The work session adjourned at 7:30 PM, at which time the Planning Commission members left for the public meeting.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gregory L. Monte".

Gregory L. Monte, Recording Secretary

WHITPAIN TOWNSHIP PLANNING COMMISSION MEETING JUNE 2017

The fifth meeting of the Whitpain Township Planning Commission for the year 2017 was held on Tuesday June 13, 2017 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Kenneth Corti, presided with Commission members Bradley Tate, Richard Shorin, Cathy McGowan, Joe Habboush and Alternate members Kent Conway and John O'Hara. Township Planning Consultant E. Van Rieker, Township Engineer James E. Blanch, P.E., Assistant Zoning Officer William McManus and Recording Secretary Gregory Monte were also present. Planning Commission Members Penny Gerber and Otis Hightower were absent.

Chairman Corti called the meeting to order at 7:31 PM. The members of the Planning Commission and Township Staff introduced themselves to the public that were present.

1. Approval of minutes.

Chairman Corti called for any comments or questions on the May meeting minutes from the audience. There being none, Mr. Tate made a motion, seconded by Mr. Conway, to approve the minutes of the May 9, 2017 meeting of the Planning Commission. The motion passed 7-0.

2. Presentation & Review of Ordinance #4-246 – An Ordinance amending the Township's Zoning Ordinance by Amending (1) Article II, Section 160-7(B) [Definitions/Word Usage And Definitions/Definitions] to include "Extended Day Care Center" As a Defined Term; (2) Article V, Section 160-13 [R-1 Residence Districts/Use Regulations] to provide for Extended Day Care Center as a Permitted Use in the R-1 Residence District Pursuant To Certain Regulations; and (3) Article XXVIII [General Provisions] to add Section 160-220.1 Setting Forth Compliance Provisions for an Extended Day Care Center Use in the R-1 Residence District.

Present for the Applicant: Bernadette Kearney, Esq., Hamburg, Rubin, Mullin
Robert Blue, P.E., Robert E. Blue Consulting Engineers
Thomas Baglivo, Baglivo Associates
Dr. April Culbert, Applicant

Ms. Kearney provided a background on the proposed Zoning Text Amendment ordinance stating that the applicant, Dr. Culbert met with the township last October to discuss her proposal for an extended day care center, which you do not currently see in the township. Ms. Kearney mentioned that this would assist parents who have different work schedules. She noted that the applicant has prepared the Zoning Text Amendment, which would allow for an Extended Day Care Center in the R-1 Residence district. Ms. Kearney mentioned that she has picked three properties that meet the criteria to have the ability to have an Extended Day Care. She stated the criteria and requirements listed in the proposed ordinance for a property to have the ability to be an Extended Day Care.

Chairman Corti inquired what the targeted age groups are for the children. Dr. Culbert responded six weeks old to 5 years old.

Chairman Corti asked what would be the capacity for the day care center. Dr. Culbert responded 100 students.

Chairman Corti questioned if there will be beds or cots supplied for the children given that the facility would be open for approximately 18 hours. Ms. Culbert replied that there will be cribs in the infants' rooms and cots or nap mats for the older children.

Ms. McGowan asked if the three parcels mentioned are throughout the township. Ms. Kearney responded that the three parcels mentioned in the ordinance are the property located at 1302 Union Meeting Road, the property adjacent to it, as well as the property in the rear of 1302 Union Meeting Road. She added that she has found three other properties that meet the criteria of the proposed ordinance in the township.

Mr. Tate asked what the significance of the requirement for a property to be next to an AR or AR-1 District other than that the subject property, 1302 Union Meeting Road is next to the two Districts. Ms. Kearney responded that initially they were going to work towards rezoning the property, but instead moved forward with a zoning text amendment. She added that the township did not want to have this text amendment in every R-1 District, but they thought that the location near the AR & AR-1 District would make sense because it is more commercial and not located in the middle of a residential area.

Mr. Shorin asked if the applicant will comply with the smaller signage suggested by the Township Planning Consultant. Ms. Kearney replied yes, and that they have placed the change in the zoning text amendment.

Mr. Shorin asked if there will be adequate fencing in the play area. Dr. Culbert responded yes, as required by state regulations.

Mr. Shorin commented that the lighting should be considered in terms of affecting residences next door to the extended day care center. Mr. Blue responded that the applicant will address lighting during the land development process with possibly residential shields.

Mr. Tate noted that this zoning text amendment does not provide relief for lighting or surface coverage, only the use.

Mr. Rieker commented that this zoning text amendment is similar to an overlay district but it is different in that an overlay district usually consists of a map amendment and a zoning text amendment.

Chairman Corti asked if the applicant had spoken to the neighbors that abut the property from the south and west of her residence. Ms. Kearney responded that the applicant has spoken to the neighbor next door to her property whose property also meets the criteria for an extended day care center per the proposed zoning text amendment.

Mr. McManus noted that light trespass regulations only need to be applied to non-residential districts; given that the property is in a residential district the regulations would not be required.

Mr. Blue commented that the applicant will install no trespassing signs as well as develop a lighting plan that includes residential shields.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti called for a motion to recommend that the Board of Supervisors approve Ordinance #4-246.

A motion was made by Mr. Shorin, and seconded by Mr. Conway to recommend that the Board of Supervisors approve Ordinance #4-246.

The motion passed 6-1.

3. Review of the Minor Subdivision Plan for 1422 Daws Road/1651 Burke Avenue (S-1-17). This application involves a lot line adjustment for 2 lots of approximately 1.70 acres of property located at the southwest corner of the intersection of Daws Road and Burke Avenue. Access to the site will be from the two existing driveways located on Daws Road and Burke Avenue. The property is zoned R-2 Residential Zoning District.

Present for the Applicant: Robert Blue, P.E., Robert E. Blue Consulting Engineers

Mr. Blue provided a background of the application stating that both properties are owned by Mr. Frank Engro. He noted that Mr. Engro originally owned the property at 1651 Burke Avenue and purchased the property located at 1422 Daws Road to have additional privacy. Mr. Blue commented that lot 1 (1651 Burke Avenue) will receive the additional lot area from lot 2 (1422 Daws Road). The lots exceed the minimum lot area and there are no new improvements proposed on either lot. Additionally, he mentioned that the minor subdivision meets all the zoning requirements.

Audience Comments

David Milburn, 1630 Burke Avenue – Mr. Milburn asked if the application is approved, will there be room for future houses. Mr. Blue responded that there could be room for another house depending on the person that purchases the house.

Mr. Milburn asked if there are any future plans for a subdivision. Mr. Milburn asked if a house could be built without a variance. Mr. Blue replied yes. Mr. Blue commented that at this point there is no plan for a subdivision.

Eric Barnes, 1626 Lafayette Way – Mr. Barnes inquired about a utility line easement that exists on the property. Mr. Blue commented that setbacks on the back of Mr. Barnes property would be 50' with a minimum side yard of 25'. Mr. Barnes asked that if the person that purchases the property could raise the height of the house. Mr. Blue replied that from an economic standpoint he didn't believe the value would be there, however they could. Mr. Barnes asked for clarification on any future lot and if they would need to follow a certain footprint. Mr. Blue replied that they would need to follow certain guidelines including lot area, front yard, side yard, and rear yard setbacks.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti called for a motion to recommend that the Board of Supervisors approve the Minor Subdivision Plan for 1422 Daws Road/1651 Burke Avenue (S-1-17).

A motion was made by Mr. Shorin, and seconded by Mr. Tate to recommend that the Board of Supervisors approve the Minor Subdivision Plan for 1422 Daws Road/1651 Burke Avenue (S-1-17).

The motion passed 7-0.

4. Review of the Subdivision Plan for 490 Penllyn-Blue Bell Pike (S-2-17). This application involves a 5-lot subdivision of approximately 9.54 acres of property located at 490 Penllyn-Blue Bell Pike, which is on the eastern side of Penllyn-Blue Bell Pike between Beale Road and Morris Road. Access to the site will be from the existing driveway off Penllyn-Blue Bell Pike. The property is zoned R-1 Residential Zoning District.

Present for the Applicant: Ameer S. Farrell, Esq., Kaplin Stewart
Jason Sheridan, P.E., Pennoni Associates
Bala Balasubramanian, Applicant

Ms. Farrell provided a background of the proposed application stating this project was seen before by the Planning Commission through the zoning relief process for 490 Penllyn Blue Bell Pike. She showed an exhibit of the location of the parcel and current acreage on 490 Penllyn Blue Bell Pike as well as the property next to it which is 450 Penllyn Blue Bell Pike. Ms. Farrell noted that the applicant is currently building a house located on the 450 Penllyn Blue Bell Pike parcel. She mentioned that currently the applicant plans to subdivide the parcel of 490 Penllyn Blue Bell Pike into 4 lots. Ms. Farrell added a piece of the parcel at 490 Penllyn Blue Bell Pike will be taken and added to the 450 Penllyn Blue Bell Pike parcel to

make it larger. Ms. Farrell commented that when the applicant was in the zoning process, by right they could have built (7) seven lots at 490 Penllyn Blue Bell Pike, but the applicant chose to develop 4 lots so they could retain the existing farmhouse and the barn. She added that the applicant has obtained all zoning relief required. Ms. Farrell explained that 450 Penllyn Blue Bell Pike parcel acreage would increase from 2.29 to 2.82 acres. Additionally, the 490 Penllyn Blue Bell Pike lots would be as follows:

- Lot 1: 1.22 acres and will maintain the exiting barn
- Lot 2: 1.1 acres and will maintain the existing farmhouse
- Lot 3: 2 acres
- Lot 4: 1.75 acres

Ms. Farrell commented that during the zoning process the applicant heard from many neighbors along Lots 2 & 4. She mentioned that there was a request for a guaranteed 15' landscape buffer, which the applicant agreed to and which became a condition of granting the zoning relief.

Ms. Farrell noted that recently they have been in conversation with the property owner adjacent to Lot 3, who was not able to attend the Zoning Hearing Board meeting. He is requesting a similar 15' landscape buffer along property line on Lot 3, which the applicant has no objection with.

Ms. Farrell mentioned that the applicant's engineer has met with the Township Engineer and staff to discuss review letter comments. She mentioned that the applicant will comply and/or is close to complying with all review letters.

Ms. Farrell noted that the applicant additionally has had discussion with the neighbor adjacent to Lot 3 regarding a proposed basin on the lot. The neighbor is concerned that the basin is proposed to close to his property line.

Chairman Corti asked what protections are there that the barn and the farmhouse will be preserved. Additionally, he asked if it will be recorded in the deed that these buildings will be preserved and not demolished. Ms. Farrell replied that the buildings are not historic resources so the Zoning Hearing Board did not require it. She noted that the applicant's intent is to market them as remaining on the lots accordingly. Ms. Farrell noted that the applicant has had a great interest from potential buyers regarding the lot with the existing barn, but they can't guarantee that the barn will remain. Chairman Corti inquired about the farmhouse. Mr. Balasubramanian replied that the existing farmhouse remaining will depend on who decides to buy the lot. He noted that it will probably be easier to find someone that would buy the lot with the barn as opposed to the farmhouse.

Mr. Rieker referenced a zoning comment in the Township Engineer's review letter dated May 25, 2017, that read "The existing building (2,346 SF) shown on lot #1 must be demolished or relocated." Ms. Farrell replied that if someone chooses to keep the building with the barn, it will need to be relocated on the lot.

Mr. Shorin asked if the applicant was aware of the new Township Canopy rules. Ms. Farrell responded yes. Mr. Sheridan commented that they will design the layout by the new rules. Mr. Shorin suggested the applicants and their engineer meeting with the Township Engineer to see what trees need to be saved and what ones can be removed to comply with the new ordinance.

Mr. Tate asked what are the constraints on pushing the house back on Lot 3. Mr. Sheridan replied that the constraint is the side yard setbacks on the lot. He noted that currently the house is right on the setback line. He mentioned that minor adjustments have been made since the Township Engineer's review letter. Mr. Sheridan noted that the house and the basin have been pushed back as a result of the review letter.

Ms. McGowan asked if the applicant is currently working on the revised plans. Ms. Farrell responded yes, since the applicant has received the Township Engineer's last review letter.

Ms. McGowan inquired that if the existing house on Lot 2 is torn down and a new house is built, will a basin be required on the lot. Ms. Farrell responded yes.

Mr. Conway asked if the applicant has considered using the piece of the land that the applicant plans on taken from 490 Penllyn Blue Bell Pike. He inquired if a piece could be added to Lot 3 to help alleviate issues.

Audience Comments

Louis Gilmore, 556 Morris Road – Mr. Gilmore commented that he was not present at the Zoning Hearing Board meeting when the zoning relief was approved because he was out of town. He noted additionally that he did not receive notice of the meeting, because the post office returned his notice to the township stating that his home was vacant. He mentioned that he has lived in the township for 31 years and his family lives in the township as well. He raised concerns regarding the water drainage and flooding on his property. Mr. Gilmore noted that he has met with the Township Engineer on three occasions and has met with the Code Enforcement Officer. Additionally, he has met with Jim Kilduff as well as his engineer. Recently, he noted that he met with the applicant, with whom he walked the site with. Mr. Gilmore commented that he is pleased that the applicant has agreed to place a 15' buffer along his property. He showed a series of drone photos of his property as well as the applicant's property to explain his concerns to the Planning Commission which included water runoff, the proposed basin location in proximity to his house, and the existing tree canopy. He noted that he had his own engineer review the proposed plans and stated that his engineer believed that the proposed basin could be moved.

Chairman Corti called for any additional comments or questions from the audience. There were none.

The Planning Commission chose to table this application until their next meeting on July 11, 2017. The Planning Commission asked that the applicant's engineer and Mr. Gilmore's engineer meet with the Township Engineer to make sure everyone is comfortable with: the design of the proposed lots and their building envelope, the lot configuration, stormwater management issues and subdivision lines.

5. Review current zoning hearing board applications.

1. **NO. 2119-17: TONY AND AMANDA DADDARIO** propose to construct a roof covered deck off the existing single-family dwelling on the property located at 1904 Cori Lane, Blue Bell, PA 19422 in the Township's R-7 Residential District and request a variance from Article XXVIII, Section 160-204.C relating to rear yard intrusions. Applicants' requested relief, if granted, will allow the roof covered deck to project into the property's rear yard a total of 16 feet when the Ordinance allows projections into rear yard areas of no more than 10 feet or 25% of the depth of the minimum rear yard.

Present for the Applicant: Amanda Daddario, Applicant

Mr. Shorin asked if the applicant has spoken to her neighbors on either side of her property and they have no objection. She added that she received the approval for her homeowner's association. Ms. Daddario noted that she has not spoken to her neighbor that is directly behind her property.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

The Planning Commission chose to remain neutral on the subject application. The Planning Commission suggested that the applicant obtain a written statement from their direct neighbors identifying their approval of the requested relief and bring the statement to the Zoning Hearing Board Meeting on June 15th.

2. **NO. 2120-17: AUGUSTINA FAKIYESI** proposes to construct a 54 foot by 28 foot, two story home where the single family dwelling currently exists on the property located at 1841 Yost Rd., Blue Bell, PA 19422 in the Township's R-1 Residential District and requests a variance from Article V, Section 160-17 related to Side Yards for Single Family Dwellings and XXVIII, Section 160-203 relating to Projections into Side Yards. Applicants' requested relief, if granted, will allow the two story home to project into the side yard when the Ordinance prohibits same and will reduce the side yard width from 50 feet to 30 feet when the Ordinance requires a minimum side yard width of at least 45 feet.

Present for the Applicant: Augustina Fakiyesi, Applicant

Chairman Corti mentioned that the Planning Commission received an email from one of the applicant's neighbors, Mrs. Carol Spacht regarding her concerns with proper water drainage and a dedicated buffer along your property line.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

Audience Comments

Mrs. Carol Spacht, 1829 Yost Road – Ms. Spacht commented that she has no problem with the applicant building the house, however she wants to make sure that the water drainage would not come on to her property. She also commented that she would like the applicant to install a privacy hedge along the property line.

Mr. Tate suggested that the applicant choose a privacy hedge that is deer resistant.

The Planning Commission chose to remain neutral on the subject application. The Planning Commission suggested that the applicant plant a row of privacy shrubs along its eastern neighbor at 1829 Yost Road.

3. **NO. 2121-17: TEXAS EASTERN TRANSMISSION, LP** requests variances from Article XXIX, Section 160-223 related to Change of Use and Article XXIX, Section 160-224 related to Discretion of the Zoning Hearing Board to permit a temporary change of an existing non-conforming use at the properties located at 1448, 1462 and 1486 Skippack Pike, Blue Bell, PA 19422 in the Township's R1 and R2/FP Districts. Applicant's requested relief, if granted, will allow the said properties to be used temporarily as staging areas, construction yards and field offices for the relocation of the Applicant's pipelines occasioned by the improvements being made to Route 202 by the Pennsylvania Department of Transportation.

Present for the Applicant: Donald Lewis III, Esq, Keefer Wood Allen & Rahal LP
Bob Winters, Texas Eastern Transmission, LP
Richard Thornton, Texas Eastern Transmission, LP

Mr. Lewis provided a background of the proposed relief commenting that the applicant has an application for an approval of a temporary non-conforming use.

Mr. Winters commented that they will use the site for parking and staging. He noted that the existing building will be used for office facilities.

Mr. Shorin inquired if the applicant will be using the site for storage of pipeline materials. Mr. Winters responded that the storage will be temporary for the project. He noted that they will have two 12" lines and general construction equipment.

Mr. Shorin asked if the property will be fenced in. Mr. Winters replied that they can place a temporary fence.

Mr. Shorin asked if the site could be maintained in terms of mowing. Mr. Winters responded yes.

Mr. Shorin noted that there are a lot of wetlands on the property and suggested that the applicant not use that portion of the property.

Chairman Corti asked if the applicant will be staying only on the existing gravel parking lot. Mr. Winter responded yes.

Mr. Rieker noted that the applicant will not be able to store anything in the floodplain area of the property.

Chairman Corti asked what the hours of operations will be. Mr. Winters replied that they are still in the early planning process.

Mr. Shorin asked if there will be signage required on the property. Mr. Winters replied no.

Chairman Corti noted that the applicant should be aware the neighbors may be present at the Zoning Hearing Board meeting.

Mr. O'Hara asked how long the project will be an active construction. Mr. Winters responded that they signed a lease for 16 months duration but they are planning the work duration to last from April to November 2018.

Mr. Rieker suggested that the applicant develop a plan defining the applicant's location of facilities and equipment on the site.

Mr. Tate suggested that applicant also have a plan for truck circulation on the site.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

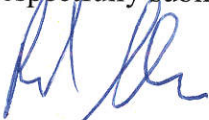
The Planning Commission chose to remain neutral on the subject application. The Planning Commission and Township Planner suggested that the applicant develop a plan that identifies the location of their facilities, equipment, and stockpile locations on the site as well as a circulation plan which should be limited to the existing paved surfaces, and bring the plan to the Zoning Hearing Board Meeting on June 15th.

6. Review Pertinent Planning Issues

Mr. Blanch commented that currently the Township has an RFP out for bid to seek a consultant to perform a walkability study of the Township. He noted that the submittal deadline is June 30, 2017. The purpose of the RFP is to identify existing trails and where other trails and sidewalks are needed in the township. Mr. Blanch added that the township will be looking at mobility and accessibility, as well as the traffic signal intersections. Mr. Blanch noted that the Township recently received a Montco 2040 grant for \$108,000 to install new sidewalks at the 5 points intersection.

There being no further business to come before the Commission, a motion was made by Mr. Tate, and seconded by Ms. McGowan to adjourn. The meeting adjourned at 9:10 PM.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Richard Shorin', is written over the typed name below.

Richard Shorin, Secretary