

Advisory Planning Agency Minutes

A meeting of the APA was held on February 21, 2008 in the UMT building. Members present included Vice-Chairman Jonathon DeJonge, Dee Barnes and Denis Hurley. Also in attendance was John Cover and Mike Narcowich from the Montgomery County Planning Commission. Unable to attend were Chairman Bill Seiberlich, Bill Jenkinson and Jack Dunleavy. A quorum was not declared.

John Cover introduced the new planner from the MCPC that has been assigned to UMT, Mike Narcowich. Mike will replace Jim Ennis who was previously assigned. Mike was recently assigned as the planner for Abington Township as well. Since the two municipalities border one another John thought it would be advantageous to have one planner for both.

Land Development:

3855 Blair Mill Road. Mike Weaver from S&F Development along with the project engineer, Brad Aurand, explained the proposed project. The proposed building will be a fitness center for the complex residents along with a sales office. The current sales office is located across Village Drive and will locate to the new building once complete. Applicants explained that they had appeared before the ZHB and the Board found that the proposed use was accessory to the residential uses (apartments) as well as the required parking. JdJ asked the applicants if they would be interested in a green roof design. Mr. Weaver said they had not considered that since the proposed roof was not going to be flat and it was designed to look like the other buildings in the complex. Brad Aurand said that they are exploring best management practices with respect to the storm water and will discuss with the Township engineer. The MCPC had no substantive comments.

3445 Davisville Road. George Chajkowsky, project engineer for Fioravanti, Inc, explained both the previous project that had appeared before the Board and the current one. The proposed project is a three phase project but only phase one is being reviewed under the land development application. Phase 2 & 3 will come back before the Township at a later date. Phase one includes 3 new buildings consisting of a new dining facility, activity center and children's dormitory along with new parking areas and access roadway. The new facilities are required in order to extend the operations of the camp throughout the year and not just the summer months. JdJ asked if the activities will expand and Mr. Chajkowsky commented that he did not believe they would. Mike Narcowich discussed the 2/29/08 review letter from the MCPC. (A)The plans will be revised to show the 35' separation distance between buildings. (B)Applicant will also look at installing pervious paving for areas not regularly used year round. (C) Applicant will speak with the property owners concerning a conservation easement for PERT. The applicant will address the remaining comments from the MCPC letter and revise the

plans accordingly. Applicant will come back to the 3/20/08 APA meeting with the revised plans.

New Business:

Update on revisions to Titles 9&10. John Cover said the MCPC would prepare a month to month schedule and meet with Township staff to review the proposed revisions. He asked for some specific direction from the Township with respect to which order of review, key elements addressed first, etc. They would like to schedule the first review meeting in April. PEP will discuss with David Dodies and schedule a meeting with the MCPC to discuss the questions raised and specific instructions.

Revised Township zoning map. John Cover said the revised zoning map is prepared for adoption by the Township but would like to meet with Township staff to review one more time prior to presenting the map to the Commissioner's. PEP will schedule a meeting with the MCPC and David Dodies in the next few weeks.

No further business.

Meeting adjourned at 6:25 PM.

Respectfully submitted,

Paul E. Purtell
Director, Code Enforcement