

PLANNING COMMISSION 2019

MEETING DATE: JANUARY 16, 2019

Jim Reading called the meeting to order at 8:00pm. Members of the Planning Commission in attendance were: Jim Reading, Morris Quigg, Eric Rahe, Barbara Cohen, Curtis English, and Michael Bauer. Michael Pellegrino was absent. Current appointed Board of Supervisors in attendance in the audience were J. Morrison, M. Donovan, M. Majewski, and Township Manager E.J. Mentry Jr.

Re-organization was held and Jim Reading was nominated for Chair, Eric Rahe for Vice Chair. Barbara Cohen seconded the motion, all approved. Meeting start times have been changed to begin at 7:30 p.m. instead of 8:00 p.m. Township will advertise the change. Morris Quigg made the motion to approve the minutes from the October 17, 2018 meeting. Barbara Cohen seconded the motion. All approved.

Jim Morrisson presented proposed changes to existing ordinance 370-161 "gas stations and gasoline service stations". One change being proposed is increasing the existing 200 foot buffer from any portion of the lot to residential areas to a 300 foot buffer. Morrisson stated the reasoning for this increase is due to health and safety concerns from the gasoline vents, odors, chemicals, etc. Morrisson showed potential locations on the townships zoning map where future gas stations could be located. Schuylkill Township currently has 4 gas stations, 3 of which are older, pre-dating ordinance requirements, and are in violation of current township ordinances. J. Reading and M. Quigg questioned how these proposed changes would affect the Wawa that is being proposed now, since they've already submitted plans. Morrisson agreed that it would not affect the proposed Wawa at Rte 23 & Whitehorse Rd but it would affect any future proposed gas stations. E. Rahe asked for clarification on the current proposed Wawa. Morrisson stated that the Board of Supervisors approved the conditional use with conditions. Wawa appealed and some of the conditions set by the Supervisors are being disputed in court. Wawa also went before the Townships Zoning Hearing Board and they have appealed that decision as well. J. Reading advised Morrisson that this proposed ordinance change needs to go before the Board of Supervisors during one of their work sessions for discussion and review, then come back to the Planning Commission.

Discussion ensued regarding the status of the Reeves/Pohlig property PRD plan that was recommended by the Planning Commission and rejected by the Board of Supervisors. Pohlig has filed an appeal and that is currently in litigation. A second plan under the existing PRD ordinance has been submitted to the township today by Pohlig builders. Dorothy Bedford, member of the townships Historic Commission, asked that the commission be notified because of the historic homes on the property. Ms. Bedford was advised that the PRD ordinance calls for the plan to have hearings before the Board of Supervisors, Historic Commission, Planning Commission, and Environmental Advisory Council.

Martha Majewski advised the Planning Commission members that the township received \$200,000.00 in grants for work to be at the township owned Valley Park Park. Work is expected to start this year. Curt English stated the culvert work was done in house by the township road department and they did a great job and saved the township approximately \$40-\$50,000.00.

Curt English provided an update about the commuter rail line project and working with Norfolk Southern and SEPTA. Norfolk Southern does not want commuter rail service on their existing rail lines. There is discussion about extending a commuter line from Norristown to Schuylkill township.

Diane Chiponis, resident of Brookwood Drive, asked questions about potential development on the property owned by Liberty House, 100 Liberty House Lane, the CCIU property on Charlestown Road, and University of Valley Forge. She inquired how the surrounding residents would be informed if these properties were to be developed. Jim Reading advised that she should check meeting agendas, check township website and sign up for township email notifications.

With no further business to discuss, Jim Reading adjourned the meeting at 9:15 p.m.

Respectfully submitted,


Kimberly Yocom

Zoning Officer

Next meeting: Wednesday, February 20, 2019