

**HORSHAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, AUGUST 3, 2021**

A meeting of the Horsham Township Planning Commission was held on Tuesday evening, August 3, 2021 at the Horsham Township Municipal Building. The meeting was called to order at 7:01 PM by Chairman Eric Frary. In attendance were: Chairman Eric Frary, Vice Chairman David McCullough, and commissioners Junaid Chaudhry and Jeff Martell. Also in attendance were Michael Shinton, P.E., BCO, Director of Codes & Community Planning, Jim Hersh, P.E., Gilmore & Associates and E. Van Rieker, Township Planning Consultant. Absent were Recording Secretary Eric Coombs and commissioners Greg Davis and Heinz Heiduk.

Approval of Minutes:

Chairman Frary requested a motion from the commission on the acceptance of the meeting minutes of April 6, 2021. A motion was made by Vice Chairman David McCullough and seconded by commissioner Junaid Chaudhry to approve the minutes of the meeting held on Tuesday evening, April 6, 2021. There was no discussion on the motion and the motion carried 4 – 0.

Subdivision and Land Development Applications:

Hallmark Building Group, Inc. – 1001 County Line Road – Final Land Development Application (20-09-D)

Mr. Richard Carroll, Hallmark Building Group, Inc. and Mr. Rob Cunningham, P.E., Holmes Cunningham Engineering were present to provide an overview of the Land Development Application. This is the second review of the land development application. The project was granted preliminary land development approval in April 2021. The applicant, Hallmark Building Group, Inc., is proposing the subdivision of the subject property to create a 50 lot subdivision. Mr. Cunningham provided an overview of the project noting that this project and noted that the applicant will comply with a vast majority of the comments on the consultant review letters. Mr. Cunningham provided a review of the road improvements proposed as well as the location of an asphalt walking path along the boundary of the property on County Line Road and Keith Valley Road. Mr. Cunningham noted that two additional waivers have been requested for roadway widening and driveway slopes. The driveway slope waiver will permit steeper slopes on the “throats” of some driveways to allow the areas in front of the garages to be more level.

Vice Chairman McCullough asked who would be responsible for the maintenance of the asphalt trail. Mr. Cunningham indicated that the township would have maintenance responsibility for the trail. There was also an informative discussion above selective tree clearing on the property and tree protection.

Mr. Rick Williams of 14 Fawn Lane asked if a traffic signal would be installed at the entrance on County Line Road. Chairman Frary noted that no signal was proposed and Mr. Cunningham noted that the roadway is too close to the Keith Valley Road intersection and PennDOT would not allow the signal. The intersection has been designed to PennDOT standards.

Mr. Patrick McCole of 2365 County Line Road, Warrington Township, asked if the location of the entrance on County Line Road was the final location. Mr. Cunningham confirmed that this was the final location and clarified that there is an easement for a water line at the western end of the property, which is not a vehicle entrance. Mr. McCole asked if adequate room had been provided when PennDOT widens County Line Road from 2 lanes to 4 lanes. Mr. Cunningham noted that the ultimate right-of-way width is shown on the plans and offered for dedication. Mr. McCole asked if the applicant was the owner of the property and had concerns about existing trees along County Line Road. Mr. Carroll indicated that Hallmark Homes was the equitable owner of the property and that additional tree clearing work will occur along County Line Road.

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Ms. Debbie Watson of 2477 County Line Road, Warrington Township, inquired about the total acreage of the site. Mr. Carroll indicated that entire site was approximately 72 acres. Ms. Watson asked about the size the required open space. Mr. Carroll indicated that there was no requirement for open space. There was a discussion regarding open space and the amount of space being retained in a natural condition on each lot.

Mr. Rick Turner, 524 Cedar Hill Road, asked if all of the clearances regarding the PA natural heritage area on the property had been acquired. Mr. Cunningham indicated that all of the required clearance have been obtained to proceed with the project. Mr. Turner asked when those clearances were obtained and through what agency. Mr. Cunningham indicated that they were all obtained within the last year through the Montgomery County Conservation District.

Vice Chairman David McCullough made a motion to recommend final land development approval, seconded by commissioner Jeff Martell subject to the following conditions:

- o Compliance with the July 23, 2021 Gilmore & Associates review.
- o Compliance with the July 23, 2021 McCloskey & Faber review letter.
- o Compliance with the July 28, 2021 E. Van Rieker review memo.
- o Waivers for frontage improvements along County Line Road and Keith Valley Road, and from the maximum slope requirements for residential driveways.

There was no further discussion on the motion and it passed 4 – 0.

Zoning Applications:

Zoning Ordinance Amendment – Outdoor Dining

Mr. Michael Shinton, P.E., reviewed the amendment to the zoning ordinance to revise the permitted locations for outdoor dining as an accessory use to a restaurant. Mr. Shinton reviewed the intent of the ordinance revision and the commission briefly discussed the matter.

There was no public comment.

Commissioner Jeff Martell made a motion to recommend amending the zoning ordinance, seconded by commissioner Junaid Chaudhry.

There was no further discussion on the motion and it passed 4 – 0.

New Ordinance – Hotels, Motels, and Inns

Mr. Michael Shinton, P.E., reviewed the proposed ordinance to set forth regulations for the operation and maintenance of hotels, motels, inns, and other facilities which provide temporary of transient lodging and the commission briefly discussed the matter.

There was no public comment.

Commissioner Jeff Martell made a motion to recommend amending the zoning ordinance, seconded by commissioner Junaid Chaudhry.

There was no further discussion on the motion and it passed 4 – 0.

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Conditional Use Applications:

NONE

Commission Discussion & Committee Reports

NONE


Next Meeting

The next scheduled meeting of the Horsham Township Planning Commission is scheduled for Tuesday evening, September 7th, 2021 at 7:00 PM at the Horsham Township Municipal Building, 1025 Horsham Road, Horsham, PA 19044.

Adjournment

With no further business to be discussed, a motion to adjourn was made by commissioner Jeff Martell and seconded by commissioner Junaid Chaudhry. There was no discussion on the motion and the motion carried 4 – 0. The meeting was adjourned by Chairman Frary at 7:57 PM.

Respectfully submitted: _____, 8/5/2021


Michael D. Shinton, P.E., CZO, BCO
Director of Codes & Community Planning
Horsham Township