

A meeting of the Comprehensive Plan Development Committee of Upper Dublin Township was held in the Township Building on Tuesday, March 19, 2002; William Bryers presiding.

In attendance were Commissioners Bryers and Weiss. Paul Leonard, Township Manager, and Tolson DeSa of the Montgomery County Planning Commission were also present.

Mr. Bryers convened the meeting at 6:30 PM and asked those present to pledge allegiance to the flag. The meeting was televised on Cable Channel 16 and videotape of the meeting has been retained.

DISCUSSION ITEMS:

General discussion occurred on approaches for the Comprehensive Plan. A letter dated March 19, 2002 from the Montgomery County Planning Commission reviewed three possible options available to the Township, including 1) Regional Comprehensive Planning, 2) Adoption of the County Comprehensive Plan, and 3) Municipal Specific Comprehensive Plan prepared for Upper Dublin Township.

Some of the pros and cons of these three approaches were discussed.

The Committee reviewed an exhibit prepared by the Manager's office detailing existing plans. It asked that this matrix be updated based upon a similar report and plan list prepared by Montgomery County Planning Commission and consolidated into a single report.

A listing of GIS mapping resources was prepared by the Township Engineer's office.

Mr. DeSa from the Montgomery County Planning Commission distributed copies of the draft Comprehensive Plan from Montgomery County.

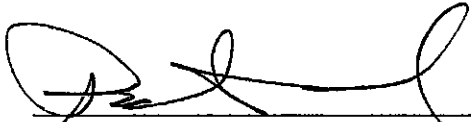
The Committee concluded its discussion with a list of the following questions and suggested items for additional discussion.

1. What is the specific financial benefit which may come from regional planning? What statutes and grant programs would such financial benefit be applied to?
2. Could the Montgomery County Planning Commission provide a time line for work that may go into a Comprehensive Plan if undertaken by their office?
3. Given the existing resources and plans already completed, what percentage of the work may already have been done?
4. Prepare an exhibit showing the status of Comprehensive Plans of other Municipalities in the Eastern Montgomery County area?

The Montgomery County Planning Commission was asked to visit these items as well as to review the Manager's letter of February 19, 2002 and obtain sample copies of Comprehensive Plans as models.


Mrs. Weiss motioned with Mr. Bryers seconding to adjourn the meeting.

Respectfully submitted,



Paul A. Leonard, Recording Secretary

ATTEST:



William J. Bryers, Chairperson

A meeting of the Comprehensive Task Force of Upper Dublin Township was held on Tuesday, July 30, 2002, in the Upper Dublin High School Cafeteria; William Bryers presiding.

In attendance were Commissioners Bryers, Mermelstein and Weiss. Also present were Paul Leonard, Township Manager; and Tolson DeSa, Montgomery County Planning Commission (MCPC).

Mr. Bryers opened the meeting by asking everyone present to pledge allegiance to the flag.

The following conversation took place pertaining to a potential Comprehensive Plan for Upper Dublin Township as well as considering a reasonable plan for signing on to the Montgomery County Planning Commission's plan as an option.

- Mr. Bryers:
- While going through the original plans on file dating back to 1964, 1976 and 1990, he discovered that there were many very good ideas that if implemented at the time would have avoided current problems (i.e., traffic flow, etc.).
 - Because no comprehensive plan was previously adopted, the Township must deal with conditions as they are today.
 - It may be worthwhile for the Task Force to use the prior proposed comprehensive plans to determine if it makes sense to move forward.
 - He likes the concept of talking to other Townships to determine what kind of political clout Upper Dublin has.
 - He prefers Upper Dublin to be "ahead of the crowd."
 - In order for the Task Force to do an analysis, it needs to determine what could be done in the future.
- Mr. Leonard:
- He is interested in determining why the "starts and stops" failed.
- Mr. Bryers:
- When Rick Barton was a planner for the MCPC, he was responsible for a transportation study.
- Mr. Mermelstein:
- Every time a plan was started, it never went through because groups of people protested certain aspects of it.
- Mr. Leonard:
- The Comprehensive Open Space Plan was formulated during his first six months with Upper Dublin Township. Residents had concerns because the cross-county trail was proposed to go through many of their backyards.
 - The Task Force must consider what kind of comprehensive plan would gain community support.
- Mr. Bryers:
- Planners have to get closer to the neighborhoods to find out what is going on and what the impact of a comprehensive plan would be.
 - He is not adverse to a general plan for the Township.
- Mr. Leonard:
- A trend is taking place whereby someone purchases a property and then demolishes the existing building to make room for something bigger and better. This type of thing will continue to occur more and more. Therefore, it might be something the Task Force would want to encourage in a comprehensive plan.

- A comprehensive plan would be about encouraging neighborhood preservation and redevelopment.

Mr. DeSa:

- He will provide the Task Force with various models of comprehensive plans adopted by other municipalities in Montgomery County.

Mr. Leonard:

- He suggested Mr. DeSa should provide display boards and devise a method whereby interested parties could be trained to assist residents in understanding the concept and mechanics of a comprehensive plan.
- In his opinion, it is unlikely that residents will offer ideas in large meetings, but they might feel comfortable discussing same in a small group setting.

Mr. Bryers:

- Part of the Task Force's mission is to go back to the Full Board with the recommendation as to how to proceed or whether to proceed.
- The Task Force needs to have an idea what the plans would be.
- Summaries are needed to begin in-depth discussions.

Mr. Mermelstein

- Having a plan in place will help enforcing ordinances and obtaining grant funding for development.

Mr. Leonard:

- He has seen regional planning on the watershed.
- The Commonwealth of Pennsylvania has funding the destruction of 500 dams. That type of funding is incredibly expensive.
- What looked good for flood control in the past might not necessarily be a solution today.

Mr. Bryers:

- He would hate to go through the process and then never move forward with a comprehensive plan.

Ms. Weiss::

- Cautioned the Task Force to "not bite off more than it can chew."
- Trying to include the entire municipality will make it too difficult to proceed.
- She does not want the plan to be overwhelming.

Mr. Bryers:

- There should be some sort of analysis because the Task Force is in the early learning stages.

Mr. Leonard:

- Upper Dublin is currently interacting with Springfield on a plan for Orelan.
- Upper Dublin is also collaborating with Whitemarsh on several projects.
- Upper Dublin has had luck in engaging other municipalities when it needs help in accomplishing something.

Mr. Mermelstein:

- He feels it would be great to have individual plans for each project rather than have other municipalities involved.

Mr. Leonard:

- The Township's continued efforts in neighborhood planning could be good components of a comprehensive plan.
- In Upper Dublin, we have the ability to focus inward since the Township is almost

totally built out.

- Questions about facilities might be asked ahead of a crisis (i.e.; expansion of the Police Department facilities, cross-county trails, community pool, community center, etc.).
- A comprehensive plan will provide the freedom to see problems in advance and address them in a timely fashion.
- Township staff foresees job growth, but a relatively flat increase in population.
- A recent report shows that there is a 19% vacancy rate in suburban office parks. The Fort Washington Office Park might be in excess of that now because of the flooding problems that exist.

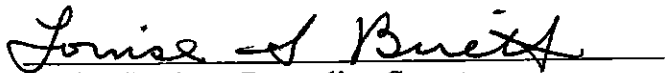
ESTABLISH NEXT MEETING DATE:

The next meeting of the Comprehensive Plan Task Force is scheduled for Wednesday, September 25th at 7:00 p.m.

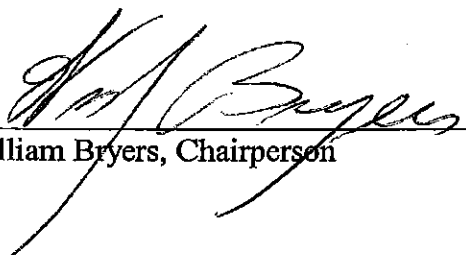
ADJOURNMENT:

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


William Bryers, Chairperson

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A meeting of the Comprehensive Task Force of Upper Dublin Township was held on Wednesday, September 25, 2002, in the Upper Dublin High School Cafeteria; William Bryers presiding.

Attendance were Commissioners Bryers and Weiss. Also present was Tolson DeSa, Montgomery County Planning Commission (MCPC).

Mr. Bryers opened the meeting by asking everyone present to pledge allegiance to the flag.

Tolson DeSa distributed a copy of a brief summary of the main points and highlights of the 1964 Volume 1 – Basic Data section and the 1966 Volume 2 – Developmental Policies sections of the Upper Dublin Comprehensive Plan. The summary consists of 1964 demographic and land use data. The 1966 summary is composed of developmental policies that were recommended to take place within the Township at that time.

Mr. DeSa pointed out the following information gleaned from the documents:

1964:

- Agricultural Uses:
 - Occupied 26% of the Township's land area.
 - From 1959-1966, the Township experienced an approximate loss of 3,000 acres, ± 35% of farmland within Upper Dublin.

1966:

- Vacant Lands:
 - Occupied 2,872 acres, or 33.8% of the land area.
- Traffic and Circulation:
 - Roughly 18,500 vehicle trips per day on the turnpike.
 - Roughly 16,000 vehicle trips per day on Rt. 309

Comments:

- At this time, the Comprehensive plan was heavy on industrial development, especially in Ambler, Dresher, along the SEPTA tracks and at the Fort Washington Interchange of the Turnpike.
 - Between 1955-1965, 28 office structures were erected in the Fort Washington Industrial Park, employing 6,000 people.
- The market has changed very much since 1966.
- Transportation ideas were very useful. Some of the ideas dealt with Whitemarsh, Ambler and Springfield.
- Good policy proposals and recommendations.
- The plan for residential development is consistent with today.
- Some of the transportation plans were implemented.
 - Morris Road was expanded to four lanes.
 - The triangle at Bethlehem Pike and Pennsylvania Avenue has experienced a drastic change.
 - Additional connections to Pennsylvania Avenue.
- The plan looked closely at neighborhoods and commercial development:
 - Improving commercial centers.
 - Adding strip malls.

- Professional office districts.
- Augmented existing neighborhood shopping center and commercial complex on Fitzwatertown Road.
- Historical safeguards were called for in East Oreland and North Hills.
 - Many of the recommendations will have to be re-examined due to changes in neighborhoods and demographic data.
 - The plan calls for build out of 35,000 people.
 - The 2000 census recorded 25,878 people.

Mr. DeSa said there are two options as to how to proceed:

Look at a more broad-based comprehensive plan identifying specific neighborhood studies.

- Build-out studies.
- Transportation studies.
- Neighborhood improvement plan.
- Streetscape plan.
- How to handle residential development.
- What the Township would like in place of old structures when they are torn down.
- Emphasis on emergency services.
- Emphasis on schools.
- What should be done with existing open land?

County Comprehensive Plan on neighborhood studies.

- Will not have overall documentation with the level of detail as in the Township plan.
- Will discuss regionalism.
- Several regional plans exist and can be included in a comprehensive plan. They are much more up-to-date, and with "polishing" can be brought completely up-to-date.

Ms. Weiss asked if the Board of Commissioners were to decide on Option 1, would it be similar to the former comprehensive plans and be set forth in sections?

Mr. DeSa assured that there will be sections on:

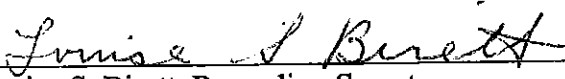
- Residential.
- Transportation.
- Commercial.
- Industrial.
- Institutional.
- How to handle population increases.
- Study of emergency response time and services (although it may become too cumbersome to be in the comprehensive plan).
- Streetscape improvement plan.

Mr. DeSa wishes to make the comprehensive plan as "lean" as possible so it will be more effective.

Bryers would like a grasp on whether to join in a regional plan or have a comprehensive plan for Upper Dublin Township alone before presentation to the Board of Commissioners.

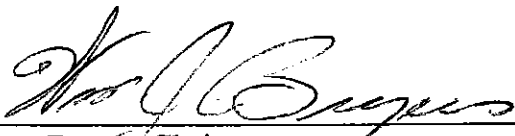
Mr. DeSa was asked to explore regional aspects and report back to the Committee before the next meeting in November.

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:



William Bryers, Chairperson

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meeting of the Comprehensive Task Force of Upper Dublin Township was held on Tuesday, January 21, 2003, in Community Room A of the Upper Dublin Township building, Commissioner William Bryers presiding.

In attendance were Commissioners Bryers, Weiss and Pesavento, substituting for Commissioner Mermelstein. Also present were Paul A. Leonard, Township Manager, Tolson DeSa, Montgomery County Planning Commission (MCPC) and John Cover, Montgomery County Planning Commission. In the audience was Mr. Richard Byler of Oreland.

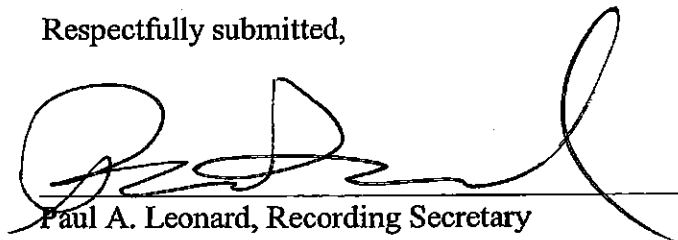
Extensive discussions occurred pertaining to a potential comprehensive plan for Upper Dublin Township. Mr. Cover outlined the pros and cons of regional planning while relating his experience in various parts of the county.

Reference was made to the municipality's planning code and potential operating agreements between entities doing joint planning efforts. Also, the Board of Commissioners received and took under advisement chapters one of a recent publication from a group known as 10,000 Friends of Pennsylvania.

Also raised for discussion before this task force were potential timelines, common cost and viability of a comprehensive plan effort, whether conducted locally on a stand-alone basis within Upper Dublin Township, through adoption of the County plan or as a joint effort with adjacent municipalities such as Whitmarsh, Springfield or Horsham Townships.

The Committee agreed to meet again to consider finalizing its policy recommendations for the Board of Commissioners, that meeting on Tuesday, February 4, 2003 in conjunction with the Public Activities, Lands & Contracts Committee beginning at 6:30 p.m. here in the Upper Dublin Township administration building.

Respectfully submitted,



Paul A. Leonard, Recording Secretary

Attest:



William Bryers, Chairperson

A meeting of the Comprehensive Task Force of Upper Dublin Township was held on Tuesday, February 4, 2003, in the Upper Dublin Township Building; Ann Thornburg-Weiss presiding.

In attendance were Commissioners Weiss and Mermelstein and Derr, who was sitting in for Commissioner Bryers. Also present was Paul Leonard, Township Manager.

Mr. Leonard discussed the following:

- A recommendation was made to the Board of Commissioners about how to proceed with the Comprehensive Plan. He felt it was not ready for discussion this evening.
- John Cover from the Montgomery County Planning Commission (MCPC) raised a number of issues that the Committee should continue to look at.
- The Committee should be aware that an inter-municipal cooperative plan could allow different things with zoning.
- Regulations would be adopted by the municipalities. They can be enacted into a municipal ordinance or as a separate municipal ordinance.
- There is the possibility that by adopting the MCPC Plan, Upper Dublin Township might take advantage of a new provision which allows for site specific planning for commercial, industrial or other non-residential development.
- Messrs. Leonard and Bryers, in particular, were intrigued by the above. It may be an opportunity for Upper Dublin Township to look at a comprehensive plan for neighborhood development.
- The Township Solicitor should examine the MCPC plan in detail.
 - Mr. Mermelstein was interested in knowing whether the Solicitor agrees with Mr. Cover's assessment because it is a complete reversal of Pennsylvania law.
- The Dresher Overlay District represents a significant leap in zoning. This represents a "quantum leap" even above that.
- He will obtain more information for the Committee and work with Mr. Bryers to set up the next Committee Meeting.

ADJOURNMENT:

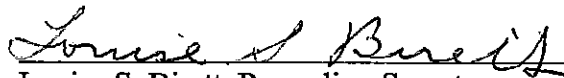
There being no further business to discuss, the meeting was adjourned by a motion by Mr. Mermelstein, and seconded by Mrs. Weiss.

VOTE ON MOTION


ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Ann Thornburg-Weiss, Acting Chairperson