

Upper Dublin Township Planning Commission

Tuesday, June 20, 2023

7:00 PM

MEETING AGENDA

- A. Review and Approve Minutes from the May 15, 2023 Meeting

- B. Review of Upper Dublin Township Municipal Building Plans,
801 Loch Alsh Rd, UD #23-02

Next meeting –
Tuesday, July 18, 2023 at 7:00 PM

Posted 6/16/2023

A meeting of the Planning Commission (PC) of Upper Dublin Township (UDT) was held on Tuesday, June 20, 2023, at 7:00 p.m., at 520 Virginia Drive, Michael Cover presiding.

In attendance were members of the Planning Commission: Michael Cover, Gary Weaver, Dr. Paul Halpern, Robert Winegrad, Dr. Marc Osias, Pricilla McDonald, and Roger Willcox. Zoning Officer Alison Giles and Township Engineer Thomas Fountain were also present.

REVIEW AND APPROVAL OF MINUTES:

Mr. Willcox motioned, with Ms. McDonald seconding, to approve the minutes of May 15, 2023 without reading.

ROLL CALL VOTE ON MOTION	YES	MR. WINEGRAD, MS. MCDONALD, DR. OSIAS, DR. HALPERN, MR. WILLCOX, MR. COVER
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	ABSTAIN	MR. WEAVER
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MOTION CARRIED

PLAN REVIEW AND DISCUSSIONS:

Review of Upper Dublin Township Municipal Building Plans, 801 Loch Alsh Road, UD #23-02:

Kim LaBrake, D'Huy Engineering, introduced the design team and gave an overview of the project.

Kevin Godshall, GKO Architects, presented the project goals and proposed site plan.

Terry DeGroot, Terraform Engineering, presented the grading plan. Mr. DeGroot summarized the different committee requirements, EPAB and STC. He explained that the proposed plan does meet all requirements except the softening buffer requirement.

Mr. Winegrad expressed concerns about the view from 309 Expressway and asked if there was any buffering proposed in this plan.

Mr. DeGroot explained that it would be very difficult to install buffering in that location due to the height difference between the site and the road, but he would look into possible options.

Paul Spiegel, Practical Energy Solutions, discussed how this plan incorporates the Township's Renewable Energy Initiative. Mr. Spiegel also explained the workings of various renewable energy options along with the long-term cost advantages of investing in these systems.

The Planning Commission continued to discuss the environmental aspects of the proposed plan.

Ms. LaBrake outlined the next steps of the process.

Dr. Halpern asked what the projected timeframe was for construction and completion.

Mr. Godshall stated that it is scheduled for bid in November with award in early 2024. It is a 24-month project timeline. Projected schedule for completion is December 2025.

Mike Haas, EPAB, highlighted some of the Boards comments, including a recommendation for a bio-diesel generator. Mr. Haas stated he will submit the EPAB comments in writing to the Planning Commission. Mr. Haas recommends against the use of Beech and Sugar Maple trees and recommends looking into putting the salt shed and brine area closer together to increase efficiency.

Steve Stone, STC, described various trees that the STC would like to request to be saved from removal. Mr. Stone requested that Mr. DeGroot attend the August 3, 2023 STC meeting to further discuss the proposed plans.

Mr. DeGroot agreed to attend that meeting.

Jack Smyth, Boles Smyth Associates, stated that he has reviewed the plan and that there was extensive discussion about the western driveway. Mr. Smyth highlighted that there were some traffic calming measures proposed on Loch Alsh Road and mentioned that there could be grant opportunities in the future to improve crosswalks in school zones.

Mr. Willcox expressed his concern about the limited amount of parking and the location of public parking.

The Planning Commission continued to discuss parking and entrances into the Municipal side of the building.

Public Comment in regards to Upper Dublin Township Municipal Building Plans, 801 Loch Alsh Road, UD #23-02:
None.

NEXT MEETING:

Tuesday, July 18, 2023 at 7:00 PM.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned by a motion made by Mr. Weaver, and seconded by Mr. Willcox.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,



Jesse Conte, Recording Secretary

Attest:



Michael Cover, Chairperson