

**WHITPAIN TOWNSHIP
BOARD OF SUPERVISORS' AGENDA #05-2019
March 5, 2019
8:00 PM**

1. Salute to the Flag.
2. Mission Moment Frank and Paige Engro
3. Supervisors to consider passage of Resolution No. 1277 to issue general obligation bonds or notes to provide funds to finance certain capital open space projects.
4. Consent Agenda:
 - a. Motion to approve the minutes of the Board of Supervisors' meeting of February 19, 2019.
 - b. Motion to approve the February Voucher List in the amount of \$668,889.17, check sequence #66403 through #66643.
 - c. Motion to approve the December 2018 Treasurer's Report.
 - d. Motion to pass Resolution No. 1275 proclaiming April 11, 2019 as Earth Day in Whitpain Township.
 - e. Motion to pass Resolution No. 1276, authorizing the Township Manager to sign a grant application with the Department of Conservation and Natural Resources (DCNR) for Wissahickon Park Phase 1 Improvements, agreeing to the terms and conditions of the grant program.
 - f. Motion to authorize the Township Manager to advertise Ordinance No. 371, an Ordinance amending Chapter 83 (Disturbing the Peace), Section 83-1 (Definition; Disturbing the Peace Prohibited) of the Township Code to change the definition of disturbing the peace to modify the required quiet hours based on the day of the week and for holidays.
 - g. Supervisors to consider a request from Maser Consulting P.A. on behalf of Center Square Commons, LP, for a waiver from the requirement of preparing a land development plan to construct roadway access improvements on the Centre Square Fire Company Station property located at 1290 and 1298 Skippack Pike. The improvements will provide new vehicular access to the fire station as well as the Centre Square

Commons shopping center from a signalized intersection with Skippack Pike. The waiver from land development is conditioned upon the review and approval of the site plan and associated reports by the Township Engineer and HOP approval for the adjacent improvements from the Pennsylvania Department of Transportation.

- h. Motion to pass Resolution No. 1278 authorizing the filing of the RACP Formal Application & Business Plan, confirming set-aside funding.
 - i. Confirming motion to ratify a Separation Agreement and General Release with Employee No. 3053 effective March 5, 2019.
5. Does the Board of Supervisors wish to comment on any of the following Zoning Hearing Board cases scheduled to be heard March 21, 2019? The Planning Commission will review these cases at its meeting on March 12th.

NO. 2183-19: 1002 SKIPPACK, LLC requests the following determinations and relief by the Whitpain Township Zoning Hearing Board pursuant to Article XXIV, Section 160-224 related to Discretion of the Zoning Hearing Board and Article XXIV, Section 160-225 related to Extension of Non-Conforming Use with respect to its plan to convert an existing restaurant into an operating funeral home and other improvements to its property located at 1002 Skippack Pike, Blue Bell, PA in the Township's R1-R2 Residential District: (a) that the Township Code permits a change from one nonconforming use (a restaurant) to another nonconforming use of the same class (a funeral home); (b) that the construction of the proposed patio along the Skippack Pike front of the property is a permitted extension of a nonconforming dimension or, in the alternative, a variance from Article VII, Section 160-32 related to Front Yards to permit the patio to encroach into the front yard when the Ordinance prohibits same; and (c) that the rear and side yard dimensions are proper for a corner lot or, in the alternative variances from Article VII, Sections 160-19 and 160-36 related to Side Yards to permit the proposed protective canopy over the building side entrance to encroach into the side yard along Valley Rd. when the Ordinance prohibits same; and (d) that the new parking configuration complies with Article XXVII, Sections 160-192.B.2.1 related to Required Off-Street Parking Facilities, Article XXVII, Section 160-194 related to Reduction of Facilities and Article XXVII, Section 160-198 related to Green Areas within Parking and Loading Areas or, in the alternative, variances from the aforesaid Code sections to permit construction of the new parking configuration. Applicants requested relief, if granted, will allow Applicant to convert a restaurant facility into a funeral home and operate same on its property with a front yard patio, a protective canopy overhang on its side/rear yard and a new parking configuration.

NO. 2184-19: D'ARGENTO LAGO, LLC requests variances from Article XIV, Sections 160-85.1.B(1) relating to Special Regulations for Lot Size Reduction as Conditional Use to permit Applicant to construct residential units on its property located at 1150 Wentz Rd., Blue Bell, PA in the Township's R-7 Residential District. Applicant's requested relief, if granted, will permit Applicant to construct 3 residential units per developable acre on the property when the Ordinance permits a maximum of 2.5 units per developable acre.

NO. 2185-19: ERIC AND DAWN FARNO requests variances from Article VII, Sections 160-31 relating to Lot Area and Width and Article VII, Section 160-34 relating to Side Yards for One Family Detached Dwellings and Article XXVIII, Section 160-203 relating to Residential Projections into Side Yards to allow Applicants to construct a 20' by 24' two story addition to their residence located at 11 Whitpain Dr., Ambler, PA in the Township's R-2 Residential District. Applicants' requested relief, if granted, will permit the two story addition to be built resulting in a side yard of 15 feet when the Ordinance requires a minimum of 25 feet, an aggregate side yard width of 44 feet when the Ordinance requires a minimum of 60 feet and a lot width to 80 feet when the Ordinance requires a minimum of 100 feet.

NO. 2186-19: FAMILY DINING, INC. requests variances from Article XIX, Sections 160-119.J relating to Use Regulations and Article XXVI, Section 160-191.D relating to Schedule of Sign Regulations to allow Applicant to install two menu board and two ordering station signs at its restaurant facility located at 1780 Swede Rd., Blue Bell, PA in the Township's C-Commercial District. Applicant's requested relief, if granted, will allow Applicant to install the new signs when the Ordinance prohibits same.

6. Public Comment
7. Old Business/New Business/Closing Comments (Supervisors).