



**WHITPAIN TOWNSHIP
PLANNING COMMISSION**

REVISED AGENDA - Tuesday, November 9, 2021

Work Session – 6:30 P.M.

Regular Session – 7:00 P.M.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81334656368?pwd=NGRpdmVJU9iYlJTMnFIR2JPYVpIQT09>

Or Telephone: US: +1 (312) 626-6799

Webinar ID: 813 3465 6368

Password: 941439

1. Approval of Minutes
2. Review of a Preliminary Subdivision Plan for 1086 Penllyn-Blue Bell Pike (S-6-21). This application involves a fourteen (14) lot subdivision of approximately 48.66 acres of property located at 1086 Penllyn-Blue Bell Pike, which is located on the east side of Penllyn-Blue Bell Pike between Stenton Avenue and High Gate Lane. Access to the site will be from existing driveways on Penllyn-Blue Bell Pike and Granary Road as well as a new private roadway from Penllyn-Blue Bell Pike. The property is zoned R-5 Residential District.
3. Review of a Land Development Plan for Whitpain Shopping Center - 1339 Township Line Road (LD-3-21). This application involves the reconfiguration of the parking areas and access for a 11,314 square ft. shopping center on a lot of approximately 0.63 acres of property located at 1339 Township Line Road, which is located on the north side of Township Line Road between DeKalb Pike and Arch Street Road. Access to the land development is proposed from the same access points on Township Line Road. The property is zoned C – Commercial Zoning District.
4. Review of a Subdivision Plan for 945 Pheasant Meadow Road. This application involves a two lot subdivision (lot line change) of approximately 1.15 acres of property located at 945 Pheasant Meadow Road, which is on the northern side of Pheasant Meadow Road between School Road and Kurt Drive. Access to the site will be from Pheasant Meadow Road. The property is zoned R-1 Residential Zoning District.
5. Review current zoning hearing board applications:
 1. NO. 2295-21 – MARK AND JENNIFER DRISCOLL request a variance from Article V, Section 160-21 related to Accessory Buildings or Structures with respect to their property located at 637 Valley Rd., Blue Bell, PA in the Township’s R-1 Residential District. Applicant’s requested relief, if granted, will allow Applicants to install a 24’ by 24’ by 17’ detached garage less than 10 feet from their property line when the Ordinance prohibits same.
 2. NO. 2296-21 – TIMOTHY B.AND HEATHER E. HOOVER request a variance from Article V, Section 160-17 related to Side Yards for Single Family Dwellings with respect to their property located at 1055 Rosewood Drive, Blue Bell, PA in the Township’s R-1 Residential District. Applicant’s requested relief, if granted, will allow Applicants to install a covered rear patio on their

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Land Concepts

residence which will reduce the aggregate side yard width to 97.73 feet when the Ordinance requires a minimum of 100 feet.

3. NO. 2297-21 – STUART AND SHANNON GEORGE request a variance from Article XXV, Section 160-172.B related to Prohibited Uses, a variance from Article XXV, Section 160-176(B) related to Application for Special Exception or Variance and a special exception from Article XXV, Section 16-175(D) and (G).(1) & (3) related to Uses permitted by Special Exception with respect to their property located at 702 Willowbend Drive, Blue Bell, PA in the Township's R-6 Residential District. Applicant's requested relief, if granted, will allow Applicants to install a rain garden on their property which is within a floodplain conservation district and will permit them to grade and re-grade their property without having to: (a) submit detailed engineering studies indicating the effects on drainage and streams on all adjacent properties as well as the property in question; or (b) submit a plan indicating the deposition of any fill or materials proposed to be deposited by the grading or regrading of land when the Ordinance requires all of the above.
6. Review pertinent planning issues.