



**WHITPAIN TOWNSHIP  
PLANNING COMMISSION**

**REVISED AGENDA - Tuesday, September 14, 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=NGRpdmVJU9iYlJTMnFIR2JpYVpIQ09>

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

Webinar ID: 813 3465 6368

Password: 941439

1. Approval of Minutes
2. Review of a subdivision plan for 209 Stenton Avenue (S-5-21). This application involves a 2-lot subdivision of approximately 7.99 acres located at 209 Stenton Avenue, which is located on the northern side of Stenton Avenue between Norristown Road and Butler Pike. Access to the land development is proposed from a new driveway located off of Stenton Avenue. The property is zoned R-5 Residential Zoning District.
3. Review of a subdivision plan for 651 Cathcart Road (S-7-21). This application involves a 2-lot subdivision of approximately 2.60 acres located at 651 Cathcart Road, which is located on the western side of Cathcart Road between Morris Road and Skippack Pike. Access to the land development is proposed from a new common driveway located off of Cathcart Road. The property is zoned R-1 Residential Zoning District.
4. Review of a subdivision plan for 720-730 Penllyn-Blue Bell Pike (S-6-21). This application involves a 4-lot subdivision of approximately 3.92 acres located at 720-730 Penllyn-Blue Bell Pike, which is located on the eastern side of Penllyn-Blue Bell Pike between Village Circle and Beale Road. Access to the land development is proposed from a new common driveway located off of Penllyn-Blue Bell Pike. The property is split zoned R-1 Residential Zoning District and IN – Institutional Zoning District.
5. Review of a Land Development Plan for 1451 Township Line Road (LD-1-21). This application involves the construction of a 3,182 square ft. dental office building (2,570 SF complete renovation of existing building and a 612 SF building addition) on a lot of approximately 0.71 acres of property located at 1451 Township Line Road, which is located on the northern side of Township Line Road between Swede Road and DeKalb Pike. Access to the land development is proposed from a new driveway located off of Township Line Road. The property is zoned C - Commercial Zoning District.
6. Review of a Land Development Plan for the Montgomery County Community College Hospitality Institute (LD-2-21). This application involves the construction of a 20,300 square ft. Hospitality Institute facility (8,300 SF complete renovation of existing building and a 12,000 SF building addition) on a lot of approximately 190.5 acres of property (entire campus parcel area) located at 340 DeKalb Pike, which is located on the southeast corner of the intersection of DeKalb Pike and Morris Road. Access to the land development is proposed from the same campus access driveways. The property is zoned IN – Institutional Zoning District.

c: 5 S  
7 P.C.  
RMP, JEB, MEM, CM, KWB, CB, VMP, KMD  
E. Van Rieker, A.I.C.P.

7. Review current zoning hearing board applications.

1. NO. 2289-21 – FREDERICK AND MICHELE OSKANIAN request a special exception pursuant to Article XXV, Section 160-175.E related to Uses Permitted by Special Exception and a variance from Article XXV, Section 160-176(A) and (B) related to Application for Special Exception or Variance with respect to their property located at 1505 Skippack Pike, Blue Bell, PA in the Township's R-2/FP Residential District/Floodplain District. Applicant's requested relief, if granted, will allow Applicants to install a driveway in the floodplain without having to comply with the zoning ordinance which requires detailed engineering studies in order to do so.
2. NO. 2290-21 – JAMES MORRISSEY request variances from Article XII, Section 160-61.E related to Area Regulations and Article XXVIII, Section 160-204 related to Rear Yard Intrusions with respect to his property located at 8 Stenton Ave., Blue Bell, PA in the Township's R-5 Agricultural/Rural Residential District. Applicant's requested relief, if granted, will allow Applicant to construct a 20' by 30', one story addition to the side of his residence which will project into the rear yard when the Ordinance prohibits same and will reduce the rear yard to 52 feet when the Ordinance requires a minimum of 75 feet.

8. Review pertinent planning issues.