

VIA E-MAIL

May 2017

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – May 9, 2017

Regular Session - 7:30 P.M.

1. Approval of Minutes

2. Review of a Land Development Plan for 1975 Morris Road. This application involves the construction of a 4,800 square feet building at 1975 Morris Road, which is located on the northern side of Morris Road just to the southeast of the intersection of North Wales Road and Morris Road. Access to the site will be from Morris Road. The property is located entirely within the I – Limited Industrial Zoning District.

Comment: Review Letter will be provided separately.

3. Review current zoning hearing board applications.

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| 1. ZHB #2113-17 | Charles Giamo (855 Valley Road) | Side Yard |
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Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.

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| 2. ZHB #2114-17 | Fred L. & Jessica A. Massanova (1285 Perri Place) | Side Yard |
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Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.

3. ZHB #2115-17 ABP Investments, Inc Setbacks, Parking, Green Area
(300-302 W. Maple Ave) & Building Coverage

Comment:

- a. *The narrowness of the subject property may create some hardships that necessitate zoning relief. However, in my view the number and intensity of the variances requested are directly related to the excessive level of intensity of the proposed development.*
- b. *The overall area of the subject property is approximately 8,115 s.f. The minimum required lot size for a row house in this district is 2,100 s.f. Therefore, even under perfect conditions a maximum of 3.9, say 4 row homes could be achieved. Using this density context, the maximum number of dwelling units under a reasonable circumstance should be a maximum of 4.*
- c. *Therefore, the overall proposal should be reduced to a maximum of 4 dwelling units with appropriate setbacks, green space maximum building coverage to be recalculated based on this revised lower density plan.*

4. ZHB #2116-17 Stephen & Katherine Jackson Side Yard
(901 Skippack Pike)

Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.

5. ZHB #2117-17 John & Diana Miller Side Yard & Rear Yard
(877 Crestline Drive)

Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.

6. ZHB #2118-17 Jeffrey S. Bill & Robert Lowe, Sr. Use
(301 W. Maple Ave)

Comment:

- a. *This Appeal requests a continuation of a nonconforming use or in the alternative permission to change the previously approved nonconforming use to a different nonconforming use, which would consist of the storage and repair of trucks used by the Jeffrey Bill Landscaping Business.*

- b. *This type of Appeal is very fact sensitive and further governed by previous determinations made by the Township Zoning Officer and the Township Zoning Hearing Board.*
- c. *The Planning Commission normally maintains a neutral position on such matters. However, one of the exhibits dealing with the proposed use at 301 West Maple Street includes a rendering and plan identifying very substantial landscape improvements, particularly along the street frontages of Maple Street and Oak Street. It is suggested that any favorable decision include a condition to require the installation of the proposed landscape plan.*

4. Review pertinent planning issues.

Comment:

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| cc: | Jim Blanch | Bradley Tate | Jennifer Gallagher |
| | Greg Monte | Ken Corti | Nicole Godson |
| | Otis Hightower | Penny Gerber | William McManus |
| | Richard Shorin | Roman Pronczak | Ted McLaughlin |
| | Cathy McGowan | Joe Habboush | John O'Hara |
| | Kent Conway | | |