

WHITPAIN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 2017

A work session of the Whitpain Township Planning Commission was held on Tuesday, September 12, 2017 at 7:00 PM at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA for the purpose of reviewing the agenda of the public meeting to be held that evening. Chairman Corti presided with Planning Commission members Richard Shorin, Joseph Fay, and Alternate members Kent Conway, John O'Hara and Kyle Speece. Township Planning Consultant E. Van Rieker, Township Engineer James E. Blanch, P.E. and Recording Secretary Gregory Monte were also present. Planning Commission Members Otis Hightower, Penny Gerber, Cathy McGowan, Joe Habboush and Assistant Zoning Officer William McManus were absent.

The Planning Commission discussed the election of its officers for the positions of Vice-Chairman and Secretary.

1. Review of the Subdivision/Land Development Plan for 302 Maple Avenue (S-5-17). This application involves a 5-lot subdivision of approximately 0.19 acres of property located at 302 Maple Avenue. The property is zoned R-4 Village Preservation Residential Zoning District.

Mr. Rieker provided a background on the application stating that this property was viewed previously by the Planning Commission as a Zoning Hearing Board case. He noted that the applicant proposed five (5) units, which caused a density issue as well as a deficit in green space because of the extra unit. Mr. Rieker noted that the Planning Commission had suggested that the applicant reduce the number of units to four (4). He noted that the applicant received variances, one of which was a variance for green space on the property. The applicant was ultimately approved for five (5) units by the Zoning Hearing Board.

2. Review of a Subdivision Plan for 450 Morris Road (S-7-17). This application involves a 3-lot subdivision of approximately 8.12 acres located at 450 Morris Road. The property is zoned R-5 Agricultural/Rural Residential Zoning District.

Chairman Corti noted that the application proposes the creation of two buildable lots as well as a transfer of a lot of land to the Wissahickon Valley Watershed Association to be preserved as open space.

3. Review current zoning hearing board applications.

1. **NO. 2129-17: ISAIAS AND KARINA CAMARENA** request variances from Article V, Section 160-17 relating to Side Yards for Single Family Dwellings and Article XXVIII, Section 160-203 relating to Projections into side yards to allow construction on the property located at 1410 Walnut St., Blue Bell, PA in the Township's R-1 Residential District of a 20 foot by 20 foot, two story addition on the side of the residence which will project into the side yard when the Ordinance prohibits same and will reduce the aggregate width of the side yards to 80 feet when the Ordinance requires a minimum aggregate width of 100 feet and will

reduce the width of one side yard to 30 feet when the Ordinance requires a minimum width of 45 feet.

The Planning Commission commented that they felt the application was benign.

2. **NO. 2130-17: VLKA INVESTMENTS, LLC** requests a special exception pursuant to Article XIX, Section 160-119 R (8) relating to Use Regulations to allow Applicant to operate a veterinary clinic at 840 Penllyn Blue Bell Pike, Blue Bell, PA in the Township's C-Commercial District when the Ordinance allows such use only by special exception.

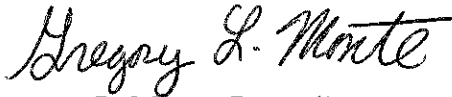
The Planning Commission commented that they felt the application was benign.

4. Review of pertinent planning issues.

Chairman Corti announced that the Whitpain Township Community Festival will be held on Saturday, September 23rd at Montgomery County Community College.

The work session adjourned at 7:30 PM, at which time the Planning Commission members left for the public meeting.

Respectfully submitted,



Gregory L. Monte, Recording Secretary

WHITPAIN TOWNSHIP PLANNING COMMISSION MEETING SEPTEMBER 2017

The seventh meeting of the Whitpain Township Planning Commission for the year 2017 was held on Tuesday September 12, 2017 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Corti presided with Planning Commission members Richard Shorin, Joseph Fay, and Alternate members Kent Conway, John O'Hara and Kyle Speece. Township Planning Consultant E. Van Rieker, Township Engineer James E. Blanch, P.E. and Recording Secretary Gregory Monte were also present. Planning Commission Members Otis Hightower, Penny Gerber, Cathy McGowan, Joe Habboush and Assistant Zoning Officer William McManus were absent.

Chairman Corti called the meeting to order at 7:30 PM. The members of the Planning Commission and Township Staff introduced themselves to the public that were present.

Chairman Corti welcomed Planning Commission member Joseph Fay and alternate member Kyle Speece to the Planning Commission.

Chairman Corti announced that the 637 Cathcart Road subdivision application (S-6-17) initially scheduled for this evening has been postponed to the October 10, 2017 meeting.

1. Re-Organization- Election of Officers – Vice Chairperson & Secretary

A motion was made by Mr. Conway, seconded by Mr. O'Hara, to elect Richard Shorin as Vice-Chairman and Cathy McGowan as Secretary.

The motion passed 6-0.

2. Approval of minutes.

Chairman Corti called for any comments or questions on the July meeting minutes from the audience. There being none, Mr. Shorin made a motion, seconded by Mr. Speece, to approve the minutes of the July 11, 2017 meeting of the Planning Commission. The motion passed 6-0.

3. Review of the Subdivision/Land Development Plan for 302 Maple Avenue (S-5-17). This application involves a 5-lot subdivision of approximately 0.19 acres of property located at 302 Maple Avenue. The property is zoned R-4 Village Preservation Residential Zoning District.

Present for the Applicant: Arthur B. Herling, III, Herling Homes, Applicant

Mr. Herling provided a background of the application stating that he was before the Planning Commission on May 9, 2017 to present his redevelopment plan as part of the Zoning relief process for 302 Maple Avenue. Mr. Herling noted that he has met with neighbors and obtained 40 signatures from them for their approval. Mr. Herling commented that he would like to build five rowhomes. He noted that he added a driveway off of Maple Avenue to allow for two parking spaces, as well as,

four driveways in the rear to allow for an additional eight parking spaces. He also commented that some landscaping and buffering for the neighbors was added.

Chairman Corti asked what the total parking will be for the property. Mr. Herling responded ten (10) parking spaces, two (2) per unit. He added that Oak Avenue will allow for additional parking on the street.

Mr. Shorin asked if the parking stalls comply with township size requirements. Mr. Herling replied yes.

Mr. Rieker commented that the proposed 17-foot parking spaces would need a 2-foot pervious green space per the zoning ordinance.

Mr. Rieker also noted that the existing features plan showed a 30-inch caliper ash tree at the corner of Maple Avenue. He suggested that the applicant check the tree because unless it is treated the tree will unlikely live due to the emerald ash borer infestation. He added that if the tree cannot be treated then it should be removed and replaced with another street tree at the location.

Mr. Speece asked Mr. Herling if he will be working to reach the 20-tree canopy requirement referenced in the Township Engineer's review letter. Mr. Herling replied that he and his engineer will be meeting with the Township Engineer within the next week to discuss the plan.

Mr. Shorin asked if the units will be rented or sold. Mr. Herling replied that he wasn't sure at this time if they will be rented or sold.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti called for a motion to recommend that the Board of Supervisors approve the Subdivision/Land Development Plan for 302 Maple Avenue (S-5-17).

A motion was made by Mr. Shorin, and seconded by Mr. Conway to recommend that the Board of Supervisors approve the Subdivision/Land Development Plan for 302 Maple Avenue (S-5-17). Additionally, the applicant shall comply with all review letters of Township Staff and Consultants.

The motion passed 5-1.

4. Review of a Subdivision Plan for 450 Morris Road (S-7-17). This application involves a 3-lot subdivision of approximately 8.12 acres located at 450 Morris Road. The property is zoned R-5 Agricultural/Rural Residential Zoning District.

Present for the Applicant: Richard Collier Jr., AICP, P.P., Land Concepts Group
Karen Loeper, Trustee, Laurence P & Maryann T
Genuardi Trust

Mr. Collier provided a background of the application stating the property located at 450 Morris Road was part of a subdivision made by the Genuardi family several years ago. He mentioned that the access to the site is from a driveway off of Morris Road. He commented that on the east side of the cul-de-sac sits the 450 Morris Road lot. He added that the lot is a little over 8 acres. Mr. Collier noted that the Wissahickon Valley Watershed Association (WVWA) has a trail that goes through the property parallel to Morris Road that is used as a walking trail and a horse trail.

Mr. Collier noted that the lot had been for sale for a very long time. He related that Mr. Genuardi thinks that subdividing it will make it more marketable.

Mr. Collier noted that over the last couple of years, Mr. Genuardi has decided to create two smaller building lots. He noted that Lot #1 would be 2.27 acres and Lot #2 2.13 acres as shown on the subdivision plan. Mr. Collier added that a third lot would be created and transferred to the WVWA with a lot size of 3.71 acres. Mr. Collier commented that immediately to the southeast of the property line is land owned by the WVWA known as Camp Woods. He mentioned that this would be a terrific opportunity to expand Camp Woods by 3.71 acres and to keep the land in permanent open space, have the trail and make some habitat improvements to enrich the Camp Woods habitat. Mr. Collier noted that two fully developable lots will be created known as Lot #1 & #2 which will be available to be purchased.

Mr. Collier mentioned that the applicant received a review letter dated August 31 from the Township Engineer and have met with him to go over all the comments to update the plans as of today. He mentioned that he discussed the Township Tree Canopy Ordinance with the Township Engineer regarding the limitation on the removal of trees.

Chairman Corti asked if the land that will be transferred to the WVWA will have a conservation easement placed on it. Mr. Collier replied yes.

Mr. Rieker recommended that a note be placed on the plan that the lot being transferred to WVWA shall not be used for development purposes and is to be preserved as passive open space.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti called for a motion to recommend that the Board of Supervisors approve the Subdivision Plan for 450 Morris Road (S-7-17).

A motion was made by Mr. Shorin, and seconded by Mr. O'Hara to recommend that the Board of Supervisors approve the Subdivision Plan for 450 Morris Road (S-7-17). Additionally, the applicant shall comply with all review letters of Township Staff and Consultants.

The motion passed 6-0.

5. Review current zoning hearing board applications.

1. **NO. 2129-17: ISAIAS AND KARINA CAMARENA** request variances from Article V, Section 160-17 relating to Side Yards for Single Family Dwellings and Article XXVIII, Section 160-203 relating to Projections into side yards to allow construction on the property located at 1410 Walnut St., Blue Bell, PA in the Township's R-1 Residential District of a 20 foot by 20 foot, two story addition on the side of the residence which will project into the side yard when the Ordinance prohibits same and will reduce the aggregate width of the side yards to 80 feet when the Ordinance requires a minimum aggregate width of 100 feet and will reduce the width of one side yard to 30 feet when the Ordinance requires a minimum width of 45 feet.

Chairman Corti noted for the record that the applicant was not present for tonight's meeting.

Chairman Corti called for any additional comments from the audience. There were none.

Chairman Corti mentioned that the Planning Commission remains neutral on Zoning Hearing Board applications. The Planning Commission chose to remain neutral on the subject application.

2. **NO. 2130-17: VLKA INVESTMENTS, LLC** requests a special exception pursuant to Article XIX, Section 160-119 R (8) relating to Use Regulations to allow Applicant to operate a veterinary clinic at 840 Penllyn Blue Bell Pike, Blue Bell, PA in the Township's C-Commercial District when the Ordinance allows such use only by special exception.

Present for the Applicant: J. Edmund Mullin, Esq., Hamburg, Rubin, Mullin,
Maxwell, Lupin, PC

Kathleen Small, Applicant
Vincent Small, Applicant

Mr. Mullin provided a background of the application stating that Mrs. Small runs a veterinary clinic for cats only and has worked in the township for past 11 years. He mentioned that there will be one doctor, three staff members and approximately two to three visitors at a time accessing the building. Mr. Mullin noted that the applicant will have eight parking spaces. He noted that the Code Enforcement Officer mentioned that the applicant will need to obtain a special exception in the C-Commercial District from the Zoning Hearing Board. He added that the applicant will receive deliveries approximately one day a week through UPS and/or FedEx.

Mr. Conway asked if the applicant will anticipate boarding animals or will solely treat animals. Ms. Small replied just to treat animals as a veterinary.

Mr. Shorin inquired if trash will be well contained. Mrs. Small responded yes, there will be regular trash collected as well as medical waste which will be picked up by a company that will dispose of it.

Audience Comments

Linda Cymbala, 911 Chesterfield Drive, Lower Gwynedd – Mrs. Cymbala commented that her husband owns a business next door to the applicant and that they share a driveway between the two properties. She wanted to be clear that the applicant's business can handle the seven spaces that are currently there on the applicant's side of the parking lot and that that the parking spaces on their side is not a layover for her business. Mrs. Cymbala noted that her husband has a very active marketing business at the location and has seven employees. She also mentioned that when she was inquiring about the apartment above the applicant's business, the Township said that an apartment would not be allowed because it does not have a sprinkler system. Mr. Mullin replied that the applicant will be using the entire building for the veterinary practice.

Mr. Small commented that there are 11 parking spaces total on the site. Mrs. Cymbala replied that there are two parking spaces that were not approved by the Township, which she placed EP Henry pavers on.

Mr. Shorin suggested that prior to coming to the Zoning Hearing Board meeting the applicant and Mrs. Cymbala should come to an agreement on which parking spaces belong to each business.

Chairman Corti called for any additional comments from the audience. There were none.

Chairman Corti mentioned that the Planning Commission remains neutral on Zoning Hearing Board applications. The Planning Commission chose to remain neutral on the subject application. The Planning Commission recommended that the applicant and Mrs. Cymbala come to an agreement on the shared parking between both properties.

6. Review of pertinent planning issues.

There were no pertinent planning issues to discuss.

Chairman Corti announced that the Whitpain Township Community Festival will be held on Saturday, September 23rd at Montgomery County Community College.

There being no further business to come before the Commission, a motion was made by Mr. Fay, and seconded by Mr. Conway to adjourn. The meeting adjourned at 8:00 PM.

Respectfully submitted,



Cathy McGowan, Secretary