

VIA E-MAIL

December 8, 2016

TO: Whitpain Township Planning Commission

FROM: E. Van Rieker, Township Planning Consultant

RE: Township Planning Commission Meeting – December 13, 2016

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Regular Session - 7:30 P.M.

1. Approval of Minutes
2. Review of a Land Development Plan for the Blue Bell Quarters project. This application involves the construction of an 5,310 square feet building at 1155 DeKalb Pike, which is located on the western side of DeKalb Pike between Cherry Road and Skippack Pike. Access to the site will be from a new entrance on DeKalb Pike. The property is located entirely within the C-Commercial Zoning District.

*Comment:*

- a. See attached memo dated 11/21/16 attached for ready reference.
- b. Mr. Habboush has already responded with comments and exhibits.

3. Review current zoning hearing board applications.

- a. 2096-16, Paolo & Natalie Pileggi, Side Yard & Front Yard

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

- b. 2097-16, Robert & Donna McGrath, Home Use Occupation

*Comment: This is a fact sensitive application regarding the request to continue the use of a residential rear yard for the storage and/or sale of firewood (not sure if both apply). Part of the request is based upon the contention that this has been on-going for 40 years*

4. Review Medical Marijuana Zoning Ordinance

*Comment: See attached. This is a suggested two step amendment to reflect requirements of the Act of Pennsylvania legislature.*

5. Review pertinent planning issues.

*Comment: Request your attendance at Panache Woodfire Grill following our meeting.*

cc: Jim Blanch                      Bradley Tate                      Jennifer Gallagher  
Greg Monte                      Ken Corti                      Nicole Godson  
Otis Hightower                      Penny Gerber                      William McManus  
Tory Meitner                      Richard Shorin  
Roman Pronczak                      Ted McLaughlin