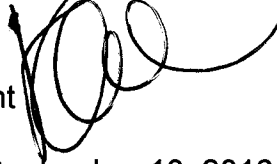


VIA E-MAIL

September 8, 2016

TO: Whitpain Township Planning Commission  
FROM: E. Van Rieker, Township Planning Consultant  
RE: Township Planning Commission Meeting – September 13, 2016



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Regular Session - 6:30 P.M.

1. Presentation on Homeowners Associations (6:30 P.M. – 7:30 P.M.)
2. Approval of Minutes
3. Review of Conditional Use Application #CU32-16 – ACTS Retirement Life Community, Inc. – Additional Detached Single Family Dwellings  
*Comment:*
  - *This procedure is a pre-requisite to the processing of the Land Development Plan (LD-3-16) for Normandy Farms Estates proposing to add four single family detached and 16 single family attached (twins), as well as an addition to the nursing facility.*
  - *This property is zoned R-6 Agricultural/Rural Residence District. Normandy Farms Estates was originally approved and built pursuant to Section 160-69.C(2) Retirement Community, when authorized as a Conditional Use by the Board of Supervisors. This amendment to the Land Development Plan necessitates a new Conditional Use for both the additional detached dwellings and skilled nursing addition.*
  - *The use, density, and preservation of open space must comply with Section 160-74 Standards and Criteria for Conditional Uses Section 160-78 Special Regulations for Retirement Communities. I would defer to the Township Engineer and the Township Zoning Department to determine necessary compliance.*

4. Review of a Land Development Plan for Normandy Farms Estates Carriage Homes Phase 2 & Skilled Nursing Addition (LD3-16) - This application involves the construction of 21 carriage homes and a 22,500 SF addition to the skilled nursing facility on approximately 101.08 acres of property located at 9000 Twin Silo Drive, which is located off of Morris Road between DeKalb Pike and North Wales Road.

*Comment:*

- *There is a significant realignment of the main entrance drive, which results in a more circuitous routing of the access drives to both the central facility and the nursing facility/skilled care wings. Horizontal curvature and width, as well as a visible sign package, should be evaluated by first responders, in order to assure that each facility is provided with safe, as well as easily followed access for emergency vehicles.*
- *With regard to the second loop proposed for the new cottages, it is likely that a new street name will be necessary. This new name as well as street signage should be provided for review and approval by the fire company and emergency responders.*
- *The overall layout looks well thought out and I support the proposed trail interconnection with the existing trail network, in order to enhance walkability. Perhaps highlighted crosswalk markings should be provided where the proposed and existing trail crosses driveways.*

5. Review of a Land Development Plan for 1301 Skippack Pike. This application involves the construction of a 4,259 Square feet building and parking lot improvements at 1301 Skippack Pike, which is located at the northeast corner of the intersection of Skippack Pike and DeKalb Pike.

*Comment: See attached my memos dated 5/27/16 and 8/3/16, 1301 Skippack Pike LD2-16.*

6. Review current zoning hearing board applications.

1. #2084-16, PJ's Restaurant & Pub, Signage

*Comment: Proposal is an appeal to permit 10 company logo signs, each 6.25" x 10", on existing window awnings, which although considered as signage, are barely visible from the property boundary.*

2. #2085-16, Stephen G. & Sallie A Strayer, Addition & Front Yard

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

3. #2087-16, Polergadom 2, LLC, Parking

*Comment: This is a very fact specific appeal which will be driven by the nature of a specific use, as well as interpretations and/or enforcement procedures established by the Whitpain Township Zoning Officer.*

*There may be unusual characteristics associated with the proposal that may be borne out by the applicant's testimony. But in general, we would like to support the Township Zoning Official, whose responsibility it is to interpret and enforce the Zoning Code.*

4. #2088-16, Melissa & Robert Weber, Floodplain  
*Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.*

7. Review pertinent planning issues.

cc: Jim Blanch                      Bradley Tate                      Jennifer Gallagher  
Greg Monte                      Ken Corti                      Nicole Godson  
Otis Hightower                      Penny Gerber                      William McManus  
Tory Meitner                      Richard Shorin                      Ed Mullin (items 3 and 4)  
Roman Pronczak                      Ted McLaughlin                      Joe Hanna (items 3 and 4)