

VIA E-MAIL

May 7, 2018

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – May 8, 2018



Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review of a Land Development Plan for Kidz Konnect Daycare (LD-2-17). This application involves the renovation of the existing building and the construction of a 3,846 square ft. building addition on a lot of approximately 2.45 acres of property located at 1302 Union Meeting Road, which is located on the eastern side of Union Meeting Road between Hoover Road and Jolly Road. Access to the land development is proposed from a new driveway located off of Union Meeting Road. The property is zoned R-1 Residential District.

Comment:

- *The most recent review letter from Jim Blanch: under date April 24, 2018 at comment numbers 12 a through e cover my thoughts and reflect prior review letters with applicant's engineer.*
- *Please note the Decision and Order of the Whitpain Township Zoning Hearing Board, ZHB# 2152-18 (decided 4-19-18) is attached for ready reference. Please note the condition which should be added to the record plan along with the exhibits referred to in the decision.*

3. Review current zoning hearing board applications.

Comment:

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

2. ZHB# 2155-18

Jason & Nicole Bobbi
(672 Heather Court)

Front & Side Yard

Comment:

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

3. ZHB# 2156-18

Jeffrey Legos & Susan Amilcare-Legos
(880 Township Line Road)

Open Space & Green Area

Comment:

- *This appeal consists of two variances:*

- Variance 1) Seeks approval to allow a driveway to be located in the deed restricted open space and to allow the area of this driveway to be added to the impervious coverage permitted in the deed restricted open space. This request appears reasonable but I would point out that the original plan of subdivision see Exhibit at Tab 5 provided for approval of a total of eight lots, seven of which were not provided with specific driveway connections through the open space. Thus, it would seem that there was some expectation that the deed restricted open space would be traversed in order to provide access.
- Please note at Special Requirement No. 2 on the Record Plan. The terms of these requirements which dictate the manner in which driveway access must be provided – based upon the proposal, there will need to be an adjustment to these terms.
- Variance 2) Seeks approval to allow approximately 1,800 s.f. of additional impervious coverage. So long as adequate storm water management provisions are in place I don't see a particular problem with this request.

4. ZHB#2157-18

Erin Contracting, LLC
(348 Railroad Avenue)

Signage

Comment:

- *The fact that two signs are proposed does not seem unreasonable given the fact that the subject property is a corner lot.*
- *However, existing requirements limit signage to 25 s.f. whereas the applicant is proposing 32 s.f. for each sign. When you look at the sign face graphics it appears that the signage could easily fit on a sign face smaller than 32 s.f. in area.*

5. ZHB# 2158-18

William Golden
(1895 Skippack Pike)

Use

Comment:

- *The preservation of the farmhouse building was an original recommendation by the Township Planning Commission at the time that the Red Fox Farm Townhome Community was first approved.*
- *It is my understanding that the applicant requires little or no signage and will operate on an appointment only basis. The legal notice indicates that professional mental health services will be provided in a "non-group setting". Assuming that off-street parking needs can be accommodated in the same fashion as originally approved (in a discreet fashion behind the existing garden walls) then I would suggest support for this proposal.*

3. Review pertinent planning issues.

cc: Jim Blanch
Kent Conway
Ken Corti
Joseph Fay
Kurt Zintner

Greg Monte
Joe Habboush
Otis Hightower
Cathy McGowan

John O'Hara
Roman Pronzak
Richard Shorin
Rachel Streit

DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION #2152-18

FIRST HEARING: 4-19-18

APPEAL OF: KIDZ KONNECT CHILD CARE CENTER, LLC

DECIDED: 4-19-18

PROPERTY ADDRESS:
1302 Union Meeting Rd.
Blue Bell, PA 19422

COPY MAILED: 4/20/18

At a public hearing on the above application, the Zoning Hearing Board decides and orders as follows:

1. Applicants' requests for variances from Article XXVIII, Section 160-214.C.1 and Section 160-214.C.2(a) and Section 160-214.E relating to Green Area Regulations to allow the construction of an extended Day Care facility on the property located at 1302 Union Meeting Rd., Blue Bell, PA in the Township's R1/Extended Day Care District which will allow the green area as defined by the Ordinance to be 66,856.08 square feet when the Ordinance requires a minimum green area of 81,222.21 square feet and will allow only two percent (2%) of the paved parking area in excess of 2,000 feet to be devoted to permanent green area when the Ordinance requires a minimum of ten percent (10%) are:

GRANTED/DENIED

THIS DECISION AND ORDER IS SUBJECT TO THE FOLLOWING CONDITIONS:

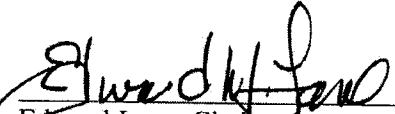
1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

2. *applicant agrees that ~~9,000 square feet~~ the 143 foot by 61 foot area in the rear of the property will be paved with "Grass Pave 2" material or the equivalent and will be maintained as a green space permanently*

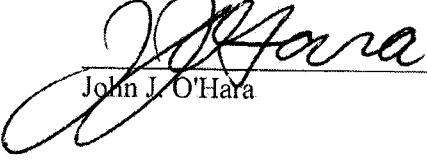
** as depicted on the Plan submitted with the Application*

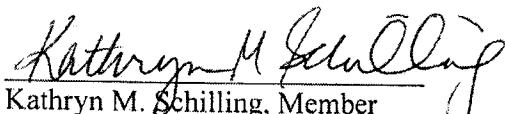
APPLICATION #2152-18

KIDZ KONNECT CHILD CARE CENTER, LLC


Edward Lane, Chairman


Kyle Speece


John J. O'Hara


Kathryn M. Schilling, Member


Harry Phifer, Member

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 160-241. *Expiration of Special Exceptions and Variances*, of the Whitpain Township Zoning Ordinance of 1950, as amended, Chapter 160 of the Code of the Township of Whitpain, provides that unless otherwise specified by the Board, a special exception or variance shall expire if the Applicant fails to obtain a building permit or use and occupancy permit, as the case may be, within six (6) months from the date of authorization thereof.