

PROFESSIONAL LAND PLANNER

E. VAN RIEKER, AICP

215 OLD CHURCH ROAD - NORTH WALES - PENNSYLVANIA 19454

AMERICAN INSTITUTE OF
CERTIFIED PLANNERS

PHONE: 215-699-4070

FAX: 215-699-0294

E-MAIL: vanplan@verizon.net

PLANNER-IN-CHARGE PENNSYLVANIA

REGISTERED PROFESSIONAL PLANNER - NJ

VIA E-MAIL

September 5, 2018

TO: Whitpain Township Planning Commission 

FROM: E. Van Rieker, Township Planning Consultant

RE: Township Planning Commission Meeting – September 12, 2018

Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review Ordinance #4-251 – An Ordinance Amending the Zoning Ordinance by Amending Article XXV, Section 160-170.D. [FP Floodplain Conservation District/Boundary Disputes; Appeals/Alluvial Soil Boundary Short Procedure] To Replace All References To “Alluvial Soils” With “Hydric Soils.”

Comment:

This is a simple “housekeeping” text amendment where a more specific defined term “Hydric” is proposed substitute for the more general term “Alluvial” to assist in the definition of the Flood Plain Conservation District Boundary.

3. Review Ordinance #4-252 – An Ordinance Amending the Zoning Ordinance by Amending (1) Article II, Section 160-7 [Word Usage and Definitions] To Add A New Definition Of “Family”; And (2) Article VI, Section 160-27(F) [Park and Recreation Overlay/Development Regulations/Screening] To Strike the Reference to “Park and Recreation” District.

Comment:

- *It is my understanding that the proposal for a new definition of “Family” has been tabled.*
 - *The second amendment is a simple “housekeeping” correction driven by the recent Park and Recreation Overlay District Amendment. The amendment deletes a reference to “Park and Recreation” which eliminates a redundancy.*
4. Review Ordinance #4-253 – An Ordinance Amending Article XIII, Section 160-78(B) [R-6 Agricultural/Rural Residence District/Special Regulations for Retirement Communities]

To Change the Intensity of Use Limit From 4 Dwelling Units and Equivalent Units Per Gross Acre to Four and One-Quarter (4.25) Dwelling Units and Equivalent Units Per Gross Acre.

Comment:

- This is a simple text amendment to allow for a change in density applicable to Retirement Communities from 4.0 dwelling units to 4.25 dwelling units and equivalent dwelling units.*
5. Review current zoning hearing board applications.

1. ZHB #2167-18	Sentry KPG III, LLP (1777 Sentry Parkway)	Use
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Comment:

- As with any request for a special exception, or in the alternative use variances specificity of facts relative to the proposal and/or the unique characteristics of the property are critical.*
 - It should be noted that the requested use of "full service beauty salon" is authorized as an accessory use in this district (see Section 160-102 F.(3)).*
 - Therefore, it would seem that the nature of the proposed use is intended to be a principal use available to the public at large and not limited to a use supporting and customarily accessory to employees on the property. The distinction is important regarding parking demand.*
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|-----------------|------------------------------------|-------------------|
| 2. ZHB# 2168-18 | Kathy Schaffer
(370 Wood Drive) | Front & Side Yard |
|-----------------|------------------------------------|-------------------|

Comment:

- This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.*
6. 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
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