

PROFESSIONAL LAND PLANNER

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PLANNER-IN-CHARGE PENNSYLVANIA
REGISTERED PROFESSIONAL PLANNER - NJ

VIA E-MAIL

October 3, 2018

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – October 9, 2018



Regular Session – 7:30 P.M.

1. Approval of Minutes
2. 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 proposed Zoning Amendment was discussed at the last Planning Commission Meeting. At that time, I believe the Planning Commission voted to delay the application asking that the applicant investigate whether there were other options to the requested Zoning Amendment. Concerns were: traffic impact and whether the density amendment could apply elsewhere?*
- *I assume that applicant will be prepared to discuss traffic impacts attributed to the amendment.*
- *Regarding applicability of the density amendment, its only application is to a retirement community in the R-6 Zoning District, which requires a minimum of 50 acres. There are no other R-6 tracts that qualify.*

3. Review of a Subdivision Plan for 740 Penllyn-Blue Bell Pike (S-3-18). This application involves a 7-lot subdivision of approximately 4.16 acres located at 740 Penllyn-Blue Bell Pike. The property is zoned R-1 Residential Zoning District.

Comment:

Please find attached review letter from August 27, 2018, which is attached for ready reference.

4. Review Conditional Use Applications

1. CU37-18 Lamar Advertising of Penn, LLC Signage
(1625 Union Meeting Road)

Comment:

- As background, this request pertains to a proposal to amend prior Conditional Use Approval which allowed the construction of a 300 s.f. off premises advertising sign (billboard). The previous Conditional Use permitted a digital sign.
- Applicant is now seeking to amend the prior Conditional Use Approval in order to permit a non-digital 300 s.f. sign.
- The applicant's request summarizes the current proposal as follows: "Landowner's proposed off-premises advertising sign is the same as Outfront's approved off-premises advertising sign in all respects, including location on the Property, except that Landowner proposes a static (non-digital) sign rather than Outfront's approved digital sign. Thus, Landowner requests modification of the Decision to permit installation of a static 300 square foot, double-face, off-premises advertising sign."
- It would appear that the current proposal would by definition be less intense (less potential distraction) because the proposed billboard will be static – non-digital and non-changeable copy

5. Review current zoning hearing board applications.

Comment:

- *This is a residential application and the Board normally remains neutral. However, when reductions in green area or increase in the non-green area of a lot are requested, we normally ask whether there are techniques for reduction to existing impervious surfaces or the use of pervious material that could be implemented that would reduce the need for the requested variances.*

2. ZHB# 2170-18 Patrick Tronoski Side Yard, Green Area
 (1626 Sylvan Drive) & Accessory Structure

Comment:

- *This is a residential application and the Board normally remains neutral. However, when reductions in green area or increase in the non-green area of a lot are requested, we normally ask whether there are techniques for reduction to existing impervious surfaces or the use of pervious material that could be implemented that would reduce the need for the requested variances.*

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

August 27, 2018

TO: Jim Blanch
FROM: E. Van Rieker, AICP
CC: Joseph Estock, PE
RE: 740 Penllyn Blue Bell Pike

1. Background.

Much of the general layout, density, lot configurations and shared access drives were elements worked out as part of the original appeal to the Zoning Hearing Board.

2. Additional Comments:

- a. Given the extensive use of shared access drives, a plan for the location of property addresses in view from Penllyn-Blue Bell Pike should be provided.
- b. A Preservation Easement should be identified for that portion of Lot #6 to be permanently preserved for open space and a Note should be placed on the Record Plan. In addition, we should think about the removal of yard designations from that portion of the area to be preserved as open space.
- c. A prominent Note should be placed on the Record Plan stating: No further subdivision of any lot shall be permitted that would result in an additional building lot.
- d. Tree Preservation. I do not have the Notes of Testimony from the Zoning Hearing Board but do remember presentations before Township Staff and Planning Commission where applicant indicated his willingness and desire to preserve as many mature and healthy trees on the site as practical. There was also emphasis to ensure that

the existing landscape buffer along Village Circle Homes would be preserved and/or supplemented if necessary.

- Suggest that Sheet #7 include details for the establishment of “no build” areas around stand alone landmark trees and along the perimeter of the property which would require the preservation of existing trees and an agreement to supplement voids that may result from the construction on the site.
- I do not remember seeing a tree canopy plan. The existing design was created with the goal of creating a responsible plan that would be sensitive to the preservation of existing plant material on the property.

e. Sidewalk Link. I had previously advocated for a connection between the end of sidewalk along the subject property across that section between the property and Village Circle. Such a link would enhance walkability from the subject property to destinations in nearby Blue Bell Village.

If there are any questions, please do not hesitate to contact me.

VAN

Cc:	Roman Pronczak Mike McAndrew Richard Shorin John O'Hara Kurt Zintner	Ken Corti Kent Conway William McManus Otis Hightower	Joe Habboush Joseph Fay Greg Monte Cathy McGowan
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