

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

January 7, 2019

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – January 8, 2019



Regular Session – 7:30 P.M.

1. Reorganization – Election of Officers.

Chairperson
Vice Chairperson
Secretary

- Set Meeting Dates and Times for 2019.

2. Approval of Minutes

3. Review current zoning hearing board applications.

1. ZHB #2161-18	Jane & Lisa Medvetz (813 Stony Brook Drive)	Use
-----------------	--	-----

Comment:

- *As you know, the Planning Commission typically remains neutral on ZHB Applications but will frequently generate comments to be considered by the Zoning Hearing Board.*

In this instance a discussion of impacts on the neighborhood such as the ability to accommodate parking in a safe manner and traffic impacts would be typical items to be explored. In addition, if there are any particular activities outside the dwelling then perhaps providing fencing or landscape buffers could be considered.

With regard to the Proposed Use, it should be remembered that the Federal Fair Housing Act and the recent case law may have established parameters to be considered by a municipality relative to the inclusion of occupancy arrangements

that meet the test of "functional family equivalent" in a noncommercial environment. The question for the subject appeal is whether or not a proposal for "a sober house for nine unrelated individuals" falls within the protected class of individuals who should be considered as a family for purposes of zoning. This particular matter will be considered by the Zoning Hearing Board.

4. Review pertinent planning issues.

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

Greg Monte
Joe Habboush
Otis Hightower
Cathy McGowan
John Miller

John O'Hara
Roman Pronzak
Richard Shorin
William McManus