

PROFESSIONAL LAND PLANNER

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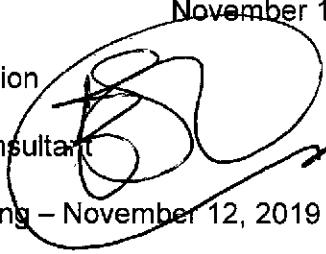
AMERICAN INSTITUTE OF
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PLANNER-IN-CHARGE PENNSYLVANIA
REGISTERED PROFESSIONAL PLANNER - NJ

VIA E-MAIL

November 11, 2019

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – November 12, 2019



Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review of a land development application for Wings Field Hangar "4A" (LD-6-19). This land development involves the construction of new aircraft hangar located at 1501 Narcissa Road. The property is zoned R-5 Residential Zoning District with the Airport Overlay District.

Comment:

- *See attached letter to Jim Blanch.*

3. Review Current Zoning Hearing Board Applications:

| | | |
|-----------------|---|-----------|
| 1. ZHB #2216-19 | Jeffrey & Mary Kathleen Lee (1795 Morris Road) | Side Yard |
|-----------------|---|-----------|

Comments:

- *The subject property is zoned LI - Limited Industrial. The existing building is nonconforming relative to required setbacks. Applicant has requested an appeal to install an enclosed stairwell of approximately 8.5 ft in width. The stairwell would face upon an enjoined property which is similarly zoned LI Limited Industrial District.*

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| 2. ZHB #2217-19 | Kyle & Stephanie Speece (12 Meade Road) | Side Yard |
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Comments:

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

3. ZHB #2218-19

Joseph Tornetta
(1715 Dorham Court)

Rear Yard

Comments:

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

4. ZHB #2219-19

Patellie, LLC
(Whitpain Tavern 1529 Dekalb Pike)

Expansion of Non-Conforming Use

Comments:

- *The requested relief dealing with historical background such as expansion of an existing nonconforming use and/or previous variances or special exceptions that may have expired are left to the interpretation of the Township Zoning Officer, Solicitor or Zoning Hearing Board.*
- *The requested relief which will permit a 1,223 sf building addition and two decks having 752 sf and 543 sf respectively should be evaluated relative to the following: will there be adequate safeguards to minimize any adverse impacts from outdoor use particularly evening impact from noise of music for the gathering of people outside; and, the provision of parking in order to adequately accommodate existing and proposed restaurant use.*
- *In addition, the provision of adequate screening in order to maintain existing buffers along the rear of Sullivan Drive residential properties should be evaluated.*
- *More information may be necessary in order to evaluate the elements listed above.*

5. ZHB #2220-19

850 Jolly Road, LP

Signage

(850 Jolly Road & 1600 Union Meeting Road)

Comment:

- *The subject property contains a complex building having multiple street entrances and frontage along two major road ways: Jolly Road and Union Meeting Road. Thus, multiple signs would seem justified.*
- *However, based on the visuals attached to the application at Exhibit C I would characterize the types of requested signs as follows:*
 - *Wayfinding or building identification signs, which are appropriate.*
 - *Building signs which are neither for identification or for wayfinding purposes and which are considered inappropriate.*

- *Signs positioned at strategic locations to provide building (or property) identification and/or wayfinding would be as follows:*
 - *Sign A1 – Free standing monument sign with building name, sponsor name and address*
 - *Sign A2 – North entry identification*
 - *Sign A3 – North elevation*
 - *Sign A4 – Garage entry sign*

- *Signs considered nonessential for building or property identification for wayfinding:*
 - *Sign A5 – West elevation signage reading: Korman Communities*
 - *Sign A2 – The portion using glass mounted acrylic letters*

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| 6. ZHB #2221-19 | 1950 Skippack Pike LP (1950 Skippack Pike) | Mini Warehousing, Signage & Floodplain |
|-----------------|---|---|

Comments:

- *The subject property is situated along the southerly side of Skippack Pike and is bounded by the Stony Creek Railroad along its easterly side and the Pennsylvania Turnpike Northeast Extension which is elevated in this area of the Township along its southerly boundary.*

- *The property is split zoned R-2 and R-1 Residential; however, this stretch of Skippack Pike could be considered a "crazy quilt" of uses beginning with the nonconforming nursery/garden sales at Meehan Boulevard, then two institutional places of worship properties (St. John's Lutheran Church and Cemetery and Tiferet Bet Israel Synagogue) which surround the Ashford Lane townhouse community constructed pursuant to the R-3.B District. Proceeding toward North Wales Road the properties become truncated because of the Turnpike right-of-way which crosses into Worcester Township generally at the intersection of North Wales Road and Skippack Pike.*

- *Previously, this property was used for a nonconforming industrial operation and may have previously been the subject of environmental contamination.*

- *The properties immediately north of Skippack Pike consist of either permanent open space or land restricted by flood plain.*

- *Because of the conditions outlined above it would seem unlikely and even inappropriate that residential uses be provided on this property. Applicant proposes a use variance to permit the construction of a three story (having climate controlled interior storage) self-storage facility. Historically, these types of facilities have very low traffic impacts associated with their operation, including low vehicle operation during peak periods..*

- *A sign variance to permit a 50 sf identification sign is also required given that the existing zoning districts do not permit such an operation.*

- *For the above reasons I would recommend support for the zoning relief subject to the review and approval of the Township Engineering Department.*

4. Review pertinent planning issues.

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| cc: | Jim Blanch Kent Conway Ken Corti Joseph Fay Kurt Zintner Applicants Attorneys: | Greg Monte Joe Habboush Otis Hightower Cathy McGowan John Miller Leigh Narducci – Bernedette Kearney – Rob Lewis | John O'Hara Roman Pronzak Richard Shorin Jen Gallagher ZHB #2216-19 ZHB #2219-19 ZHB #2221-19 ZHB #2220-19 |
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Van Rieker

From: Van Rieker <vanplan@verizon.net>
Sent: Monday, October 28, 2019 3:24 PM
To: 'Jim Blanch'
Subject: FW: Wings Field - Hanger '4A' Construction

Jim,

I have reviewed the latest Preliminary Development Plan and basically it appears to comport with the initial Concept Drawing reviewed a number of months ago. My only comment relates to Exhibit A – Airport Development Plan, which is an attachment to the Preliminary Development Plan for the hanger.

You will note that an area designated “potential R/W” at the corner of Stenton Avenue and Narcissa Road is a schematic of the proposed future redesign for this intersection. I would suggest that you check this concept layout just to make certain that it reflects any engineering plans that you may have for this subject.

Thanks,
VAN

E. VAN RIEKER, AICP