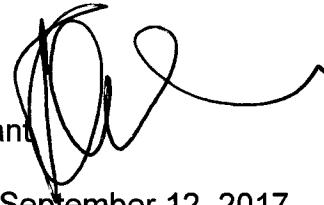


VIA E-MAIL

September 11, 2017

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – September 12, 2017



Regular Session - 7:30 P.M.

1. Reorganization – Election of Vice- Chairperson & Secretary

Comments:

2. Approval of Minutes

3. Review of the Subdivision/Land Development Plan for 302 Maple Avenue (S-5-17). This application involves a 5-lot subdivision of approximately 0.19 acres of property located at 302 Maple Avenue. The property is zoned R-4 Village Preservation Residential Zoning District.

Comments: The concept for this plan was originally approved by the Whitpain Township Zoning Hearing Board. The basic frame work for the density and general parking was established at that time. Listed below are additional comments in connection with the proposed record plan:

- *With regard to the stacked parking proposals, it should be noted that a space 17 ft. in length pursuant to Section 160-199 of the Zoning Ordinance requires that the perimeter 2 ft. be reserved for pervious green area. This issue should be coordinated with the Township Zoning Officer and the Plan should be modified as may be required.*
- *The Existing Features Plan indicates that a 30 in. caliper ash tree is positioned adjacent to the intersection with Maple Avenue. However, unless treated the continued health of ash trees is very unreliable and unlikely do to the devastating ash borer infestation. If the future health of this tree cannot be guaranteed, then it should be removed and an alternate street tree of an acceptable species - a maple having an upright habit - could be a good choice.*

4. Review of a Subdivision Plan for 637 Cathcart Road (S-6-17). This application involves a 2-lot subdivision of approximately 2.60 acres located at 637 Cathcart Road. The property is zoned R-1 Residential Zoning District.

Comments:

A note on the plan indicates that no construction is proposed at this time. However, there are a few specific comments:

- *The plan says that public water and sewer will be provided. The Township will require connections to both for any building permit. Is it known whether or not public sewer is available by gravity and whether or not EDU's have been reserved for use on this property?*
- *I wonder why a 50 foot wide access easement is proposed if a 25 foot access easement would be acceptable for a single lot? Is more than one rear lot contemplated?*
- *If the proposed 50 foot wide access easement were to be for example used as a private or even public future road then appropriate yards would be triggered for Lot #1 raising the question of whether or not a satisfactory building envelope could be achieved? Also, see comments from the Township Zoning Officer in Jim Blanch's review letter of September 5, 2017.*

5. Review of a Subdivision Plan for 450 Morris Road (S-7-17). This application involves a 3-lot subdivision of approximately 8.12 acres located at 450 Morris Road. The property is zoned R-5 Agricultural/Rural Residential Zoning District.

Comments: Jim Blanch has issued a comprehensive review dated August 31, 2017. See my comments below:

- *This is a subdivision plan of 2 residential lots each well in excess of 2 acres will be created, as well as a 3.71 acre lot to be transferred to Wissahickon Valley Watershed Association.*
- *The 2 lots are to be positioned along a private road previously approved, which consists of 3 existing lots consisting of an existing residential home site. Public water and public sewer will be provided.*

- *The only additional comment I will offer is to suggest for clarity that the WWA lot contain a note to the effect that: "subject lot not for development purposes and to be preserved as passive open space".*

6. Review current zoning hearing board applications.

1. ZHB #2129-17	Isaias & Karina Camarena (1410 Walnut Street)	Side Yard
-----------------	--------------------------------------------------	-----------

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

2. ZHB #2130-17	VLKA Investments, LLC (840 Penllyn Blue Bell Pike)	Use
-----------------	-------------------------------------------------------	-----

Comments:

- *The subject property is zoned C Commercial District. Section 160-119 R (8) permits a veterinarian..."provided that no animal shelter or run shall be located less than 100 ft. from any lot line or street alternate right-of-way; and a plan to mitigate the potential effect of noise and odors shall be implemented and subject to the approval of the Zoning Hearing Board."*
- *As can be seen the manner in which animals are provided for – particularly outside of the building is of particular concern. The application thus far has not provided information in connection with this condition of approval.*

7. Review pertinent planning issues.

cc:	Jim Blanch Kent Conway Ken Corti Joseph Fay Jennifer Gallagher Penny Gerber	Nicole Godson Joe Habboush Otis Hightower Cathy McGowan William McManus	Greg Monte John O'Hara Roman Pronzak Richard Shorin Bradley Tate
-----	--------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------	------------------------------------------------------------------------------