

VIA E-MAIL

July 10, 2017

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – July 11, 2017

Regular Session - 7:30 P.M.

1. Approval of Minutes
2. Review Draft Ordinance #360 – Woodland Canopy - An Ordinance Amending Chapter 129 Subdivision And Land Development Sections 129-19a, 129-20, 129-20.B(3), 129-5.B, 129-20.B(4), 129-20.H. And 129-58.C(4) Of The Whitpain Township Code.

Comments:

- a. *Background. In 2013 the SALDO was updated to include new and additional provisions dealing with landscaping. Subsequently, the landscape section was amended at the request of the Township Shade Tree Commission to preserve Woodland Canopy consistent with the “Davey Report”.*
- b. *The current amendments provide a greater obligation on the part of a homeowner or applicant to identify, record, preserve and be subject to township inspection regarding the preservation of Woodland Canopy and individual Landmark Trees.*
- c. *The proposed Ordinance Amendment is a restatement of existing and new text. I will circulate a highlighted edited version so that the actual amendments can be easily discerned.*

3. Review of Draft Ordinance #4-246 – An Ordinance amending the Township's Zoning Ordinance by Amending (1) Article II, Section 160-7(B) [Definitions/Word

Usage And Definitions/Definitions] to include “Extended Day Care Center” As a Defined Term; (2) Article V, Section 160-13 [R-1 Residence Districts/Use Regulations] to provide for Extended Day Care Center as a Permitted Use in the R-1 Residence District Pursuant To Certain Regulations; and (3) Article XXVIII [General Provisions] to add Section 160-220.1 Setting Forth Compliance Provisions for an Extended Day Care Center Use in the R-1 Residence District.

Comments:

- a. *Please note that this Ordinance Draft has undergone changes from the initial draft reviewed by the Planning Commission at their regular meeting on June 13, 2017. The current draft has been revised and updated basically to treat the zoning amendment as an “overlay” which means that a portion of the R-1 District will actually be amended on the Zoning Map to provide for the option to use certain properties as “Extended Day Care Center”.*
- b. *In addition, a new Section ‘A’ Purpose was added in order to establish legislative intent for the particular amendment.*
- c. *Other text changes consist of:*
 - *Adding a definition for “collector street”*
 - *Eliminating previous Sections ‘B’ and ‘H’ due to the fact that treating the amendment as a Zoning Map overlay eliminates the purpose for these two sections.*
 - *As previously discussed, Section ‘K’ was added to provide specificity for compliance with Section 160-220. Exterior Lighting.*
- d. *For ready reference please find attached what I believe to be the latest revision of the subject Extended Day Care Center Ordinance amendment.*

4. Review of the Subdivision Plan for 209, 229 & 249 Stenton Avenue (S-3-17). This application involves a reverse subdivision of 3 lots of approximately 7.34 acres of property located on the north side of Stenton Avenue between Norristown Road and Butler Pike. Access to the site will be from the two existing driveways located on Stenton Avenue. The property is zoned R-5 Residential Zoning District.

Comments:

This subject property has always been used as a single family residential dwelling. The current proposal is a consolidation plan which basically takes the original three lots and records a new deed which assembles the three lots into one single residential lot. I do not see any external impact based upon the proposed consolidation plan.

5. Review current zoning hearing board applications.

1. ZHB # 2122-17	Meridian Bank (653 Skippack Pike)	Signage
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Comment:

- a. *This application requests a variance to replace the existing single monument sign with a new 46 s.f. double sided monument sign. The ordinance permits in this condition that only the one side will be used to calculate the size of the sign.*
- b. *This proposal seems fairly straight forward. My only concern would be that the engineering department check to be sure that no part of the sign extends into the required safe sight distance triangle at the intersection with Skippack Pike.*

2. ZHB # 2123-17	Nancy Quinn (1013 Wentz Road)	Side Yard
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Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.

3. ZHB # 2124-17	Mindelle & Ira Pierce (1013 Union Meeting Road)	Use
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Comment:

- a. *This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact. However, this application departs from a typical dimensional variance and seeks permission to establish a specialized day-care facility for twelve children with autism all under the age of ten in applicant's single family dwelling.*
- b. *This proposal is obviously a worthy endeavor. For me there are two questions that should be answered as a part of the application:*
 - *Will the operators of the day-care continue to be residents of the existing dwelling?*
 - *Some testimony should be provided to indicate traffic and parking impact on the subject property and indicate whether there would be any adverse impact upon safe traffic operation along Union Meeting Road. The traffic and parking concerns are raised given the fact that it is likely that there will be a large number of teachers involved in the daily operations.*

4. ZHB #2125-17

Regency Blue Bell, LP
(1750 DeKalb Pike)

Signage

Comment:

- a. *Applicant requests a variance to permit two directional signs, each being 35 s.f. The exhibits indicate one sign will be positioned at the main entrance opposite DeKalb Pike/Route 202 and a second sign positioned along the entrance drive from Township Line Road.*
- b. *I believe that "directory signs" fall into a separate category of sign regulations which promote safe and efficient way finding particularly in those situations where there are both multiple buildings and multiple uses.*
- c. *You will remember a previous proposal had basically limited the directory signs to only a few uses and I believe our concern was that a true directory sign should promote safe circulation for all uses/tenants on the property. A test for the adequacy of the size of the sign would then be whether the sign size relates to adequate visibility and recognition.*

5. ZHB #2126-17

Jeffrey & Carly McMahon
(1617 Sullivan Drive)

Rear 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 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
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