

VIA E-MAIL

June 2017

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – June 13, 2017

Regular Session - 7:30 P.M.

1. Approval of Minutes
2. Presentation & Review of 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.

Comment: Please note my previous review of this proposed Ordinance Amendment, which is attached. The recommended modifications relative to signage have been incorporated into the latest draft now known as Ordinance #4-246.

3. Review of the Minor Subdivision Plan for 1422 Daws Road/1651 Burke Avenue (S-1-17). This application involves a lot line adjustment for 2 lots of approximately 1.70 acres of property located at the southwest corner of the intersection of Daws Road and Burke Avenue. Access to the site will be from the two existing driveways located on Daws Road and Burke Avenue. The property is zoned R-2 Residential Zoning District.

Comment: Please see memo attached which is the review that I sent to Jim Blanch and copied Township Planners as well dated May 15, 2017.

4. Review of the Subdivision Plan for 490 Penllyn-Blue Bell Pike (S-2-17). This application involves a 5-lot subdivision of approximately 9.54 acres of property located at 490 Penllyn-Blue Bell Pike, which is on the eastern side of Penllyn-Blue Bell Pike between Beale Road and Morris Road. Access to the site will be from the existing driveway off of Penllyn-Blue Bell Pike. The property is zoned R-1 Residential Zoning District.

Comment: Please see memo attached which is the review that I sent to Jim Blanch and copied Township Planners as well dated May 15, 2017.

5. Review current zoning hearing board applications.

1. ZHB # 2119-17	Tony & Amanda Daddario (1904 Cori Lane)	Rear Yard
------------------	--	-----------

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

2. ZHB # 2120-17	Augustina Fakiyesi (1841 Yost Road)	Side Yard
------------------	--	-----------

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

3. ZHB # 2121-17	Texas Eastern Transmission, LP (1448, 1462, 1486 Skippack Pike)	Temporary Non-Conforming Use
------------------	--	---------------------------------

Comment: This application is very fact sensitive and is subject to the discretion of the Township Zoning Hearing Board. That said, there are two issues that should be resolved:

- a. One or more of applicants' properties were previously used as Reed's Center Square Hotel. It is assumed that operation of the hotel and bar shall cease while the subject property would be used temporarily for the requested storage yard.
- b. The subject property has numerous natural resource restrictions such as wetlands and FEMA regulated flood plain. Obviously, these resources should be avoided from use as well as an acceptable wetland and flood plain margin of not less than 35 to 50 feet in width.

6. Review pertinent planning issues.

Planning Commission Agenda

June 13, 2017

Page 3

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