

WHITPAIN TOWNSHIP

NOTICE OF CONDITIONAL USE HEARING AND MEETING

At the request of Olympus Pines Management Co., LLC, and in accordance with the requirements of the Whitpain Township Zoning Ordinance of 1950, as amended, the Whitpain Township Board of Supervisors will conduct a Conditional Use Hearing at 6:00 p.m. on December 16, 2025 during its regularly scheduled meeting to be held in-person at the Township Building for Conditional Use Application No. CU50-25. The Applicant seeks conditional use approval under Section 160-258.H(3) to permit development of a drive-through vehicle care facility (car wash). The property is located at 1310 West Skippack Pike, Blue Bell, PA 19422, and is located in the R-1 Zoning District and subject to the Community Shopping Center Overlay District.

A copy of the Conditional Use Application is on file at the Whitpain Township Building, and may be viewed at 960 Wentz Road, Blue Bell, PA 19422, during normal business hours, Monday through Friday 8:30 a.m. until 4:30 p.m. or on the Township's website (www.whitpaintownship.org).

The public is invited to attend and will be given an opportunity to provide comments regarding this application. Persons with disabilities wishing to participate at the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Township ADA Coordinator at 610-277-2400.

ERIC TRAUB
Township Manager

TO BE INSERTED in the Times Herald on December 04, 2025 and December 09, 2025. Please send proof of Publication to Whitpain Township, Attn: Eric Traub, Township Manager, 960 Wentz Road, Blue Bell, PA 19422.

CODE ENFORCEMENT OFFICE

RECEIVED

Whitpain Township
960 Wentz Road
Blue Bell, PA 19422
buildingandzoning@whitpaintownship.org

SEP 09 2025

Phone: (610) 277-2400
Fax: (610) 277-2209
Office Hours: Mon-Fri 1-2pm
or By Appointment

WHITPAIN TOWNSHIP CONDITIONAL USE HEARING APPLICATION TO WHITPAIN TOWNSHIP BOARD OF SUPERVISORS

Note to Applicants: Please view the attached guidelines before submitting your application.
All documents shall now be sent digitally.

1. Applicant Name: Olympus Pines Management Co., LLC
- Address: 6900 South 900 East Midvale, UT 84047
- Phone Number: (H) _____ (W) 616-710-2112 (F) _____
2. If other than owner, state interest in property: Potential buyer
3. Property Address: 1310 W Skippack Pike
4. Zoning District: R-1, Community Shopping Overlay District
5. Conditional Use Request: Request to permit drive-thru vehicle care facility (car wash) within the community Shopping Center Overlay District
6. The Pertinent section(s) of Ordinance for this request: §160-258 (H)

I (we) certify that the foregoing statements are true:

Attorney: _____
Address: _____
Phone #: _____
Fax #: _____
Email: _____

Signature of Applicant: Jillian Koop
Title of Signer: Director of Development

(DO NOT WRITE BELOW THIS LINE)

Scheduled Hearing Date: November 18, 2025

Petition Granted: _____ Petition Denied: _____

Whitpain Township Board of Supervisors
by: _____



Centre Square Fire Company

Serving Whitpain Township Since 1913

9/17/2025

To Whom It May Concern:

Centre Square Fire Company is the owner of the parcel located at 1310 Skippack Pike, Blue Bell, PA 19422. I am writing to confirm that we at the fire company authorize and support the submission of an application for Conditional Use Permit for the development and operation of a car wash on this property. Centre Square Fire Company is currently in a sale agreement with Olympus Pines for the parcel located at 1310 Skippack Pike, Blue Bell, PA 19422.

Sincerely,

Thomas Kozeniewski
President of Centre Square Fire Company

Emergency Call 911

Business: 610-272-4686 • Fax: 610-272-0437
1298 Skippack Pike • Centre Square, PA 19422

September 5, 2023
Via: FedEx Priority and Electronic File Transfer

Whitpain Township
960 Wentz Road
Blue Bell, Pennsylvania 19422

Attention: Eric Traub, Township Manager

Re: **Conditional Use Submission**
1310 West Skippack Pike
Center Square, PA 19422
Bohler No. PAC240091.00

Dear Eric:

Pursuant to Section 160-258 of the Zoning Ordinance, subsection (H), a drive through vehicle care facility (car wash) is permitted in the SC District by Conditional Use subject to the following criteria:

- a. A minimum lot area of 1.5 developable acres shall be required.

Response: Compliant; Lot area is 1.71 AC.

- b. A minimum frontage on an arterial street of 150 feet shall be required.

Response: Compliant; Property has 311.8' of frontage along Skippack Pike.

- c. Safe vehicle circulation shall be demonstrated as to avoid any stacking on public rights-of-way or common accessways.

Response: Compliant; Vehicle circulation plans are included in plan set.

- d. All services shall take place within the building, with the exception of vehicle vacuums operated by the customer-motorist.

Response: Will comply. The building permit submission will reflect the requirements set forth by the conditional use requirements.

- e. Design of and materials for the building shall be consistent with and complementary to the character and design of the surrounding area and adjacent buildings, particularly considering the historical materials and massings of area building types.

Response: Will comply. The building permit submission will reflect the requirements set forth by the conditional use requirements.

- f. Rear and side facades shall be of finished quality and shall be of a color that is similar to the front facade and blend with the surrounding development. All buildings shall have a common and coherent architectural theme throughout the development.

Response: Will comply. The building permit submission will reflect the requirements set forth by the conditional use requirements.

- g. A minimum of 25% of the surface area along a public street must be covered with masonry, masonry veneer, stone or similar material and shall include the use of stucco, siding, and other similar material with complementary colors for the siding and use of contrasting color at window and door trim and exterior fascia.

Response: Will comply. The building permit submission will reflect the requirements set forth by the conditional use requirements.

- h. All vehicle entrances shall be trimmed and outfitted with doors that complement the design of the building.

Response: Will comply. The building permit submission will reflect the requirements set forth by the conditional use requirements.

- i. Rooflines shall be varied to add visual interest. Rooflines shall be sloped and shall be no less than a slope of 3:12 and no greater than 6:12.

Response: Will comply. The building permit submission will reflect the requirements set forth by the conditional use requirements.

- j. For a multi-entrance facility, each vehicle entrance shall have a stacking lane of no fewer than four vehicles. For a single-entrance facility, the stacking lane shall accommodate no fewer than 15 vehicles. No facility shall have fewer than 15 stacking spots.

Response: Compliant; Each stacking lane can accommodate more than 4 vehicles. Total stacking available is greater than 15 vehicles.

- k. For a single-entrance facility where vehicles proceed through multiple payment lanes, the payment lanes shall accommodate stacking of no fewer than four vehicles each. The merge and entrance lane shall accommodate no fewer than four vehicles after proceeding beyond the point of payment.

Response: Compliant; Each stacking lane can accommodate more than 4 vehicles. The merge and entrance lane can accommodate more than 4 vehicles.

- l. There shall be a bypass lane for vehicles unable to proceed into the facility.

Response: Compliant; Site design includes bypass lane after pay stations to direct vehicles into parking lot.

- m. The facility exit shall provide no fewer than two stacking spots after the exit to permit drivers to assess safe maneuvering of the vehicle.

Response: Compliant; Site design allows for multiple vehicles to stack at the exit without interfering with site traffic.

- n. All vacuum or self-service areas shall provide circulation and shall not be dead-end areas.

Response: Compliant; Site design includes space for vehicles to turn at the end of parking area.

- o. All vacuum or self-service areas shall not be visible from the public right-of-way and shall be screened and buffered from surrounding properties.

Response: Compliant; Landscaping is provided to screen and buffer vacuum spaces from public right-of-way.

p. All vacuums, compressors, pumps or similar equipment shall be screened, buffer, and insulated as to reduce noise output. All equipment shall comply with Chapter 83, Disturbing the Peace.

Response: Will comply. The building permit submission will reflect the requirements set forth by the conditional use requirements.

q. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.

Response: Will comply.

r. Garbage shall be monitored and removed from the property regularly and shall not be a nuisance on the property or to adjacent properties.

Response: Will comply.

s. For vehicle washing facilities, a water recycling system shall be employed.

Response: Compliant; Three reclaim tanks are proposed

t. For vehicle washing facilities, environmentally friendly soaps and solvents shall be used.

Response: Will comply.

u. For all facilities dealing with vehicle fluids, a storage and disposal plan shall be demonstrated to the satisfaction of the Code Enforcement Officer. Storage shall be aboveground. Proof of proper disposal methods shall be provided to the Code Enforcement Officer upon request within 30 days.

Response: Will comply.

Upon review, should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Nick Louis, P.E., Project Manager

MH/ag

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