

VIA E-MAIL

March 13, 2017

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – March 14, 2017

Regular Session - 7:30 P.M.

1. Approval of Minutes

2. Review current zoning hearing board applications.

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| 1. | #2104-17 | David R. Pittman & Celia L. Cameron (601 Midway Lane) | Projections into 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.

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| 2. | 2105-17 | Blue Bell West PC, LP (653 Skippack Pike) | Parking |
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Comment: This request deals with an appeal from a new tenant, which would occupy a portion of the Blue Bell West Office Building which presently exists. This type of request is fact sensitive and any approval should be conditioned to the special needs of the tenant and not a general approval, which typically “runs with the land.”

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| 3. | #2106-17 | Starbucks Corporation 1380 Skippack Pike (936 DeKalb Pike) (Centre Square Commons Building #7) | Signage |
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Comment: Basically, the variance request seeks approval to locate the Starbucks logo on the north elevation (the façade facing DeKalb Pike) and a “Starbucks” channel letter sign one on the west elevation (which by the way appears to actually be the east elevation on

the site plan) and the south elevation which faces the common parking area (away from DeKalb Pike). My concerns are:

- *This is a relatively small building – by far the smallest building proposed, which raises the question how many signs are really needed for identity; and*
- *Caution is recommended so as not to encourage similar appeals for the three other pad sites, which are a part of the approved Master Plan for Centre Square Commons.*

4. #2107-17 Curtis J. Keefer (971 Surrey Drive) Projections into side and rear yard

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

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