

**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
W W W . S I M O N E C O L L I N S . C O M

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## MEETING NOTES

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Project: **Comprehensive Plan for Whitpain Township** Project No.: **14083.10**

Location: **Arborcrest Corporate Campus  
721 Arbor Way, Blue Bell, PA** Meeting **3/11/15**  
Date/Time: **7:00 pm**

Topic: **Town Hall Meeting #3** Issue Date: **3/20/2015**

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### ATTENDEES:

See attached Attendance List

### BACKGROUND:

Fred Connor, Whitpain Township Supervisor, began the meeting by welcoming those in attendance and introducing the project committee and planning consultants. Fred then introduced the keynote panel, John Zaharchuk of Summit Realty Advisors and Victor Meitner, PC of Meitner Homes and Victory Builders. John Zaharchuk discussed his redevelopment work at the Ambler Boiler House and then Victor Meitner discussed his redevelopment work at 564 Skippack Pike and the Broad Axe Tavern. Both the panel speakers then answered questions from the consultants and meeting attendees. Following the panel discussion, the planning consultants discussed the purpose of the Comprehensive Plan and discussed existing conditions, challenges, and opportunities of the Centre Square Village. Those in attendance were encouraged to take the online citizen survey. Comments can also be mailed, emailed, or discussed via telephone with the planning consultants, Simone Collins (SC).

### NOTES:

Following the presentation by the planning consultants, the meeting was opened up for public questions and comments. The notes below summarize responses and discussion from the meeting attendees.

1. Mixed use development at Centre Square Village could be a good idea. One example of a successful mixed use development is Station Square development in Lansdale.
2. Motion censored lights on timers within local banks are mandated by the state building code. After a certain hour the lights sometimes turn off even if the building is not closed creating a safety issue. The requirement could be appealed through the State by the building landlord.

3. Generally parking requirements for banks and other uses are trending down nationally as more customers utilize online banking services. The township should evaluate their requirement for bank parking.
4. Shared parking is an option to reduce traffic congestion and improve efficiency of parking areas.
5. Pedestrian safety at Centre Square will be a concern. With the redevelopment of Centre Square Commons, increased activity will likely create a need for increased public safety / police in the area.
6. Increased activity on pedestrian facilities such as trails and sidewalks will often become self-policing by deterring vandalism and crime in these areas.
7. The Route 202 widening project is funded and is expected to be completed by 2020. The project includes road widening, sidewalks, bike lanes, and traffic signal upgrades.
8. The sidewalks associated with the Route 202 widening will improve the walkability of Centre Square and connect Centre Square to Montgomery County Community College.
9. The timing of redevelopment in the villages will be driven by the private sector. The Township will need to set the agenda and act as a catalyst for redevelopment.
10. Development of the Official Map will be an important tool for the Township guide and promote certain improvements desired by the Township.
11. Proposed trails and road improvements are two types of improvements that should be included on the Township's Official Map.
12. The Township should evaluate their signage requirements in order to adequately control the size and appearance of commercial signage in certain areas such as the villages.
13. Design guidelines for the villages should be developed to control future redevelopment.
14. The Township should consider less incentive based zoning and more restrictive zoning which has worked well in the past.
15. Can there be a process within the Township to expedite certain development projects? This would have to be evaluated by the Township.

The presentation from this meeting will be made available on the Township website. The next Town Hall meeting will be held on March 25th, 2015, 7:00 pm at the Centre Square Fire Company, 1298 Skippack Pike, Blue Bell, PA 19422. This meeting will discuss Recreational Factors and the West Ambler Village. The keynote speaker will be Drew Gilchrist, Southeast Regional Advisor, DCNR Bureau of Recreation and Conservation. Residents are also invited to take the 26 question online survey available at the following link:

<http://www.surveymonkey.com/s/WhitpainCompPlan>  
or go to <http://www.whitpaintownship.net/>

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional from the Committee within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

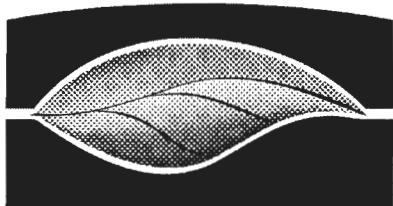
Sincerely,

SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Jared Lowman, RLA  
Project Manager

Cc: Committee  
Sandy Koza, McMahon Associates  
Chris Lankenau, Urban Partners



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Comprehensive Plan

Project: SC:14083.10  
No.:

Topic: Town Hall Meeting #3

Time: 7:00 PM

Location: Arborcrest Corporate Campus  
Hillcrest II building, Conference Rooms 1 & 2  
Blue Bell, PA, 19422

Date: 3/11/2015

NAME
1. Tom Nease
2. Bob Whittlock
3. Mr & Mrs. H. Raynes
4. Joanne & Bill Messemer
5. Anthony Litwak
6. JAMES GARCIA
7. Vic MEISTER
8. Roman Ponorczuk
9. CHRIS LANKFORD
10. Tom Messmer
11. ED LANE
12. Randy Brock
13. Dillon Horwitz
14. Judy Chasin & Encornitz
15. CLAIRE CUBBIN



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Blue Bell, PA, 19422

Date: 3/11/2015

NAME
1. Ann Hunter
2. JACK PRUNILLO
3. Edgar David
4. Alison Doyle
5. Theresa Hilbush
6. Alice Rand
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