

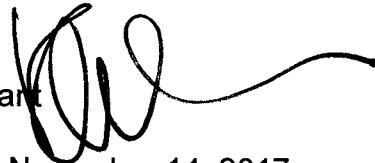
VIA E-MAIL

November 8, 2017

TO: Whitpain Township Planning Commission

FROM: E. Van Rieker, Township Planning Consultant

RE: Township Planning Commission Meeting – November 14, 2017



Regular Session - 7:30 P.M.

1. Approval of Minutes
2. Review of a Subdivision Plan for 637 Cathcart Road (S-6-17). This application involves a 2-lot subdivision of approximately 2.60 acres located at 637 Cathcart Road. The property is zoned R-1 Residential Zoning District.

Comments:

- *Background, this plan proposes to demolish an existing dwelling and remove the existing driveway along the northerly side of the property and then create a two lot subdivision each having a new single family dwelling. The two lots would be served by a common driveway proposed along the southerly side of the property.*
- *Jim Blanch had previously prepared an extensive review letter of an earlier plan. He should be satisfied that the previous comments have been addressed. It is noted that the new plan set, dated 26 October 2017, has been greatly expanded from one sheet to five sheets in order to provide additional details and information.*
- *Sheet # 2 of 5 shows existing features along with an indication of the tree canopy area that will be disturbed as part of the development of the two new dwellings. However, additional calculations should be provided indicating whether the plan complies with the maximum 40% disturbance regulation. A detail should be provided to identify the limit of disturbance in the field.*
- *Due to the length of the access drive proposed to lot #2 it is suggested that a few pull off spaces be provided to allow oncoming vehicles to pass one another; and a clear sight triangle should be provided at the driveway intersection with Cathcart Road.*
- *The issue of whether or not sidewalks should be provided should be discussed.*

3. Review Conditional Use Application: # CU35-17 – Normandy Development L.P.
1401 Morris Road

Comments:

- *Background, the Normandy Farm Hotel Complex consisting of hotel rooms, restaurant, conference center and banquet facilities was originally approved under the Conditional Use Option in the R-6 Agricultural/Rural Residence District pursuant to Section 160-77, which basically establishes provisions for a rural cluster subdivision with historic preservation.*
- *The current request is outlined in the transmittal letter from Amee S. Farrell, Esquire and for your convenience please find the transmittal letter attached for ready reference. The Zoning Department has determined that while the proposed uses are permitted they require Conditional Use Approval.*
- *For me, this is a minor reconfiguration to existing support activities on the property and perhaps there are two criteria that should be considered: (1) does the proposal create a use which could have an adverse impact upon adjacent residential properties; and, (2) does the proposal generate the need for additional employees, which would trigger the need for additional parking.*
- *Based upon the exhibits and narrative provided thus far no building expansion is contemplated nor would there be the need for additional parking. Of course applicant will provide testimony to satisfy these and other questions that the Planning Commission may have.*

4. Review current zoning hearing board applications.

- ZHB #2135-17 Heather & Joshua Borden Front Yard
(1639 Woodford Way)

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

- ZHB #2136-17 Andy Bornstein & Diane McCluskey Floodplain
(1125 Blyth Court)

Comments: Applicant proposes relief to allow the construction of a swimming pool, a portion of which would be located within the regulated floodplan district.

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Comments: Applicant requests multiple variances to permit a new roof on an existing detached garage which will increase the height to 20 ft., which violates the provisions of non-conforming use expansion and would increase the height above the maximum of 15 ft. to the highest point (Sec 160-55.F.) allowed for a detached accessory structure.

- ZHB #2138-17 Paula & Susie Anhorn Home Use Occupation
(1680 Skippack Pike)

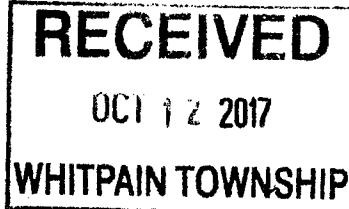
Comments: This variance relates to a proposal for a home based occupation, which would provide group fitness classes and the Ordinance prohibits such use because the individuals who would conduct the classes are not certified teachers.

- ZHB #2139-17 Jonathan & Suzanne Simon
(47 Meade Road) Side Yard

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

5. Review pertinent planning issues.

cc: Jim Blanch Nicole Godson Greg Monte
Kent Conway Joe Habboush John O'Hara
Ken Corti Otis Hightower Roman Pronzak
Joseph Fay Cathy McGowan Richard Shorin
Jennifer Gallagher William McManus Kyle Speece
Penny Gerber
Item #2 - Eastern/Shadrow Associates, Inc. – via fax 215-672-6765
Item #3 – afarrell@kaplaw.com



Amee S. Farrell
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October 12, 2017

VIA HAND DELIVERY

Michael McAndrew
Whitpain Township
960 Wentz Road
Blue Bell, PA 19422

RE: Normandy Farm - Request for Conditional Use and Waiver of Land Development

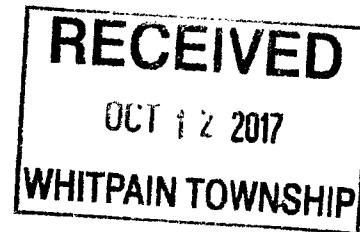
Dear Mike:

As you are aware, I represent Normandy Development, LP ("Normandy"), owner of the property located at 1401 Morris Road; known generally as Normandy Farms ("Property"). The Property is located in the R-6 Residential District and is developed pursuant to §160-77 of the Whitpain Township Zoning Ordinance, which regulates rural cluster subdivisions with historic preservation. In accordance with prior approvals procured under §160-77, Normandy operates the Normandy Farms Hotel and Conference center, which includes, *inter alia*, hotel, conference, restaurant, and banquet facilities, together with various commercial uses which support those activities (collectively, "Normandy Farms"). In connection therewith, Normandy has converted several of the accessory buildings on the property to long-term stay units and commercial uses associated with Normandy Farm's operations.

Currently, Normandy Farm's sales staff operates from an existing 2-1/2-story accessory building on the Property, while the existing flower shop that supports Normandy's banquet facility is located within the lower level of the hotel. Normandy has decided to reconfigure those existing support operations to increase efficiency and provide the flower shop with a space that is more conducive to its needs. Accordingly, the flower shop and the sales group will "swap" locations. There is no increase in employees or commercial activity at the Property associated with the relocation of these uses.

The flower shop requires a flower refrigeration unit in connection with its operations, and accordingly, Normandy proposes to install a self-contained walk-in refrigeration unit at the rear of the building. Normandy will also construct an approximately 14'-0" x 16'-0" (+/-) concrete pad on which the refrigeration unit will sit.

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The Normandy property, which includes the adjacent Windermere residential development, is approximately 73.38 acres. The proposed concrete pad, is approximately 224 s.f; effectively representing a less than 0.001% increase in impervious coverage at the property. There are no other improvements associated with this project.

It is our understanding that, based on prior discussions with your office, a conditional use is required for the proposed flower shop relocation/exterior refrigeration unit.

In connection therewith, I have enclosed:

1. One (1) original and fifteen (15) copies of the Conditional Use Application packet. Each packet includes:
 - a. A completed application form;
 - b. A site plan depicting existing and proposed conditions on the Property, prepared by Hibbeln Engineering, with a plan origination date of September 12, 2014, with revisions through September 25, 2017; and
 - c. An illustrative exhibit packet, including annotated aerial photographs and photographs of the building in question.
2. A check, made payable to Whitpain Township, for Two Thousand Dollars (\$2,000.00), which I understand to be the applicable fee.

Additionally, given the minor nature of the improvements proposed, we would respectfully request that the Township grant Normandy a waiver of land development for the proposed work. Enclosed in connection therewith are:

1. One (1) original and four (4) copies of Waiver of Land Development Application packet. Each packet includes:
 - a. A completed application form;
 - b. A site plan depicting existing and proposed conditions on the Property, prepared by Hibbeln Engineering, with a plan origination date of September 12, 2014, with revisions through September 25, 2017; and
 - c. An illustrative exhibit packet, including annotated aerial photographs and photographs of the building in question.
2. A check, made payable to Whitpain Township, for Five Hundred Dollars (\$500.00), which I understand to be the applicable fee.

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Kindly place these matters on the next available Board of Supervisors Agenda and notify me of the date and time of same. Any assistance you can provide in scheduling the within matters as expeditiously as possible would be greatly appreciated as Normandy hopes to install the concrete pad prior to a turn in the weather.

Please date stamp one copy of each application packet and return it with the messenger as proof of filing.

I thank you for your time and attention to this matter. Please do not hesitate to contact me with any questions.

Sincerely,



Amee S. Farrell

ASF:

Enclosures

cc (via electronic mail w/enclosure):

Bud Hansen, III

David Cavanaugh

Anthony Hibbeln P.E.