

**WHITPAIN TOWNSHIP**  
**BOARD OF SUPERVISORS' AGENDA #20-2019**  
**December 3, 2019**  
**8:00 PM**

1. Salute to the Flag.

**ANNOUNCEMENTS**

- The Supervisors held Budget Work Sessions on Tuesday, October 15<sup>th</sup> at 8 p.m. and Tuesday, October 22<sup>nd</sup> at 3 p.m. in Meeting Room A of the Township Building. The sessions were open to the public.
- As publicized, the 2020 Annual Budget is available for public inspection. The Board will receive comments from the public with plans to adopt the Annual Budget this evening.

2. Mission Moment                      Burn Boot Camp

3. As advertised, a public hearing on Ordinance No. 4-257, an Ordinance amending the Township Zoning Code by amending Article XXX, Section 160-235 [Conditional Use Procedures] to (1) add a requirement that certain information must be included with any conditional use application; and (2) to remove certain requirements for the submission of plans and other materials as part of conditional use applications.

4. As advertised, the Board to consider enactment of Ordinance No. 379, an Ordinance amending the Township Code Chapter 142 (Vehicles and Traffic) Article II (Traffic Regulations) Section 142-21 (Stop Intersections Established) to add a stop sign to be placed northbound on Betsy Lane at Gillin Road making the intersection a three-way stop intersection.

5. Motion to pass Resolution No. 1321 adopting the year 2020 Annual Budget as follows:

ANNUAL BUDGET  
2020 APPROPRIATIONS

General Fund	\$	15,901,418
Fire Tax Fund		914,397
Fire Hydrant Fund		314,000
Manor House Fund		87,045
Sewer Operating Fund		3,673,401
Fee-In-Lieu of Storm Water Management Fund		55,000
Traffic Improvement Fund		10,000
Debt Service Fund		1,018,362
Capital Reserve Fund		9,855,488
Open Space Fund		4,079,800
Fire Capital Fund		145,000
Reserve for Outfall Stormwater Fund		30,500
Highway Aid Fund		582,000
Sewer Capital Fund		727,004
 Total Balances		 37,393,415

6. Motion to pass Resolution No. 1322 fixing the real property tax for the year 2020 as follows:

For General Purposes <sup>1</sup> :	2.30 mills on each dollar of assessed valuation
For Debt Purposes:	0.45 mills on each dollar of assessed valuation
For Fire Protection:	0.40 mills on each dollar of assessed valuation
For Fire Hydrant Tax <sup>2</sup> :	0.05 mills on each dollar of assessed valuation*
	*where applicable
 Total:	 3.20 mills

<sup>1</sup>The Real Estate tax rates are expressed in mills, which equate to \$1/\$1,000 of assessed valuation.

<sup>2</sup>Fire Hydrant Tax is assessed, as appropriate, depending on property proximity to fire hydrants (within 780 ft.). Approximately 95% of residential properties are charged this portion of the real estate tax millage.

7. Consent Agenda:
- a. Motion to approve the minutes of the Board of Supervisors' meeting of November 19, 2019.
  - b. Motion to approve the November 2019 Voucher List in the amount of \$1,189,606.83, check sequence #68688 through #68971.
  - c. Motion to approve the October Treasurer's Report.

- d. Motion to authorize Christine M. Bauman, Finance Director and Virginia M. Papale, Secretary to file electronic forms to the Department of Community and Economic Development (DCED) required annually on behalf of the Township.
  - e. The Board of Supervisors' meetings for the month of January, 2020 at 8 p.m. in the Township Administration Building are as follows:
    - Reorganization Meeting, Monday, January 6, 2020
    - Second Meeting, Tuesday, January 21, 2020
  - f. Motion to pass Resolution No. 1323 extending an Intermunicipal Agreement with other Montgomery and Philadelphia County Municipalities and wastewater treatment plant operators on the preparation of a Water Quality Improvement Plan for the Wissahickon Creek Watershed through March 31, 2021.
  - g. Motion to adopt Resolution No. 1324 authorizing the Secretary of the Board of Supervisors to sign an Authorization to Sign and Submit a PA Small Water and Sewer Grant Application for \$230,000.00 to retrofit an existing detention basin and to authorize the Township Manager to execute all documents pertaining to the grant. The grant is administered by the Department of Community and Economic Development through funding provided by the Commonwealth Financing Authority.
  - h. Motion to authorize the Chairman and Secretary to sign an Easement Agreement between Whitpain Township and Union Meeting House and Cemetery Association of Blue Bell, Inc. for a trail located on the property of the Reformation Church at 1215 Union Meeting Road, Whitpain Township, Blue Bell, PA
  - i. Motion to award the contract for Professional Land Planning Services to Boucher & James, Inc. of Doylestown, PA per their proposal submitted September 10, 2019.
8. Does the Board wish to take any action on the following Zoning Hearing Board cases scheduled to be heard December 19, 2019?

**No. 2203-19 RONALD R. AND HOLLY FLAHERTY** request an appeal from the determination of the Township Code Enforcement Officer and an appeal from the Zoning Enforcement Notice dated June 18, 2019, or alternatively, a special exception pursuant to Article XXV, Sections 160-172.A related to Prohibited Uses and Section 160-175.G related to Uses Permitted by Special Exception. Applicant's requested relief, if granted, will permit Applicant to replace a

retaining wall and regrade the area around that wall on their property located at 588 Bolton Place, Blue Bell, PA in the Township's R-5 Residential District when the Code Enforcement Officer has determined that to do so is a violation of the Ordinance and issued a Zoning Enforcement Notice and where the Ordinance permits same only by grant of a Special Exception.

**NO. 2209-19: VANIA AND ALEX VARTANIAN** requests the following relief: (1) an appeal from the determination of the Whitpain Township Zoning Officer concluding that the Applicant may not operate a dog sitting business on the Applicant's property located at 1616 Winchester Drive, Blue Bell, PA 19422 in the Township's R-2 Residential District unless they first obtain a variance for a no-impact home based business under Article VII, Section 160-30.B or a variance for a permissible home occupation pursuant to Article V, Section 160-13.E of the Whitpain Township Zoning Code; (2) a variance pursuant to Article VII, Section 160-30.B related to Use Regulations and (3) a variance pursuant to Article XXVII, Section 160-213 related to No-Impact Home Based Businesses. Applicant's requested relief, if granted, will allow Applicant to conduct the above described dog sitting business on their aforesaid property.

**NO. 2221-19: 1950 SKIPPACK PIKE, LP** requests the following relief related to its property at 1950 Skippack Pike, Blue Bell, PA in the Township's R1-R2 Residential Districts: The following nonconforming relief: (1) a request from Article XXIX, Section 160-223 and Section 160-224, related to the resumption or change of nonconforming use of the same class of use; (2) a variance from Article XXIX, Section 160-225 and Section 16-227, related to the extension of the nonconforming use and reconstruction; (3) If required, a variance from Article XXIX, Section 160-226 to resume the industrial use of the Property.

In the alternative, Applicant requests the following relief: (4) a variance from Article V, Section 160-13 related to Use Regulations; (5) a variance from Article VII, Section 160-30 related to Use Regulations; (6) a variance from Article XXVIII, Section 160-214.C related to Green Area Regulations; and in addition, Applicant requests the following relief: (7) a special exception pursuant to Article XXV, Section 160-175.E. and Section 160-175.G related to Uses Permitted by Special Exceptions; (8) a variance from Article XXVI, Section 160-189.N, related to nonconforming signage; or in the alternative, a variance from Article XXVI, Section 160-191.B related to Schedule of Sign Regulations; and (9) a variance from Article XXXI, Section 160-241 related to Expiration of Special Exceptions and Variances.

Applicant's requested relief, if granted will: (a) permit the Applicant to change the nonconforming use of the Property from the industrial use of a metal plating plant to a 3 story, 33,971 s.f. footprint, self-storage facility which is also an industrial use; or permit Applicant to use its property as a self-storage facility

when the R-1 and R-2 Districts prohibits same; (b) permit the Applicant to install a 50 square foot, internally illuminated monument sign and 300 square feet of internally illuminated building signage including directional signs when the Ordinance prohibits same; (c) permit the Applicant to have 59,599.73 square feet of impervious surface when the Ordinance allows a maximum impervious surface of 26,958.42 square feet; (d) allow the Applicant to grade and/or re-grade its land located in a floodplain area, including the deposit and re-grading of topsoils, and to permit a road/driveway situated in the floodplain when the Ordinance prohibits same; and (e) permit the variances and/or special exceptions granted to expire in 36 months when the Ordinance provides that such relief expires at the end of six months.

**NO. 2224-19: 480 HILEMAN INVESTMENTS, LLC AND AMERICAN READING COMPANY** request a Special Exception pursuant to Article XXII, Section 160-142(G)(3) related to Use Regulations. Applicant's requested relief, if granted, will allow Applicants to use the facility located at 480 Norristown Rd., Blue Bell, PA in the Township's I-Limited Industrial District as a warehouse when such use is permitted only by a grant of a special exception.

**NO. 2225-19: MICHAEL AND CATHERINE VENTURA** request variances from Article VII, Section 160-34 related to Side Yards for One Family Detached Dwellings and Article XXVIII, Section 160-203 related to Residential Projections into Side Yards. Applicants' requested relief, if granted, will allow Applicants to construct an addition on the rear of their property which is presently non-conforming with respect to aggregate side yard dimensions and reconstruct part of the left side wall and chimney of their residence located at 7 Meade Rd., Ambler, PA in the Township's R-1 Residential District which improvements will: (1) encroach into the side yard of the residence when the Ordinance prohibits same and (2) reduce the existing non-conforming aggregate side yard width from 42 feet to 41.4 feet when the Ordinance requires a minimum of 60 feet.

9. Public Comment
10. Old Business/New Business/Closing Comments (Supervisors).