

VIA E-MAIL

March 5, 2018

TO: Whitpain Township Planning Commission

FROM: E. Van Rieker, Township Planning Consultant

RE: Township Planning Commission Meeting – March 13, 2018



Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review Ordinance #4-248 - An Ordinance amending (1) Article IV, Section 160-11 [Enumeration of Districts] of the Township's Zoning Ordinance and associated Township Map by changing the P-R Park and Recreation District from a Zoning district classification to an overlay classification; (2) Article VI [P-R Park and Recreation District] by changing the applicability of the article from a Zoning District to an Overlay, and deleting Section 160-28 [Severability]; and (3) Amending the Township's Zoning Map by rezoning the properties currently zoned P-R Park and Recreation to respective zoning classifications that permit broader uses, which are better physically-suited for the respective properties and more consistent with adjoining, similarly situated properties, as well as providing for application of the Park and Recreation Overlay.

Comment:

- *I support the proposal to remap the P-R Park and Recreation District Properties and then create the P-R District as a Zoning Overlay on these properties.*
- *By so doing the Zoning Map provides a “built-in” administrative option for every P-R property. Should the underlying recreation use cease to operate then a residential option is in place to accommodate the future use.*
- *The only question remains is whether to consider input from last month’s meeting relative to some of the underlying zoning districts.*
- *I do not view the proposed zoning map amendments to necessarily represent an end use for the property but rather create a reasonable land use option generally commensurate with adjoining uses.*

3. Review current zoning hearing board applications.

1. ZHB # 2141-18	S. Edgar & Karen W. David (736, 740, 760 Penllyn Blue Bell Pike)	Lot Areas & Widths, Side & Rear Yard & Green Areas
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Comment:

- *These are dimensional variances proposed in order to create an unusual but sensitive residential development solution for the approximately 4 acres of land situated just beyond Village Circle with frontage exclusively to Penllyn-Blue Bell Pike.*
- *The design concept achieves two goals: to protect two existing period dwellings which are both listed as Class II Historic Resources and to reinforce the village concept which has evolved in support of historic Blue Bell Village.*
- *I do not understand proposed Lot #5. It seems undersized and inappropriate when compared to proposed Lot Nos. 1 thru 4. I would suggest that the area of Lot #5 be instead absorbed into Lot #4 which would also result the '1880 Victorian' existing house to be a more visible feature along Penllyn-Blue Bell Pike.*
- *This is not a final land development plan. However, in order support walkability to adjacent Blue Bell Village I would recommend the applicant install the missing sidewalk link between the subject property and Village Circle.*

2. ZHB #2142-18	Harold Golden (1895 Skippack Pike)	Use
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Comment:

- *This is the attractive original farmhouse that the Planning Commission recommended be saved as part of the original townhouse plan approval.*
- *The prior approval limited the use of the property as a "no-impact home based business" which essentially means that no visitors are permitted and employees are limited to family members.*
- *The current proposal preserves the original historic building but requests the above limitations be lifted. For me, the main issue is to understand and limit traffic impact and the need for on-site parking.*

3. ZHB #2143-18	Robbin Cramer (978 DeKalb Pike)	Signage
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Comment:

- *Applicant requests variances to allow a 42 inch round sign on the north side of the building and a 30 sf rectangular sign on the east side of the building.*
- *Both signs are attractively done. The circular sign appears situated to assist in building identification, access and way finding. However, the 30 sf sign faces the new Center Square Commons and its only purpose appears to be for advertising. Sign variances are very fact specific but for me when advertising seems to be the sole purpose of the sign then I am less supportive of such a sign.*

4. ZHB #2144-18 Stephen P. & Joyce A. Ballasay Side Yard
(1786 Clearview Avenue)

Comment:

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

5. ZHB #2145-18 Brent & Gail Brenner Side Yard
(14 Greystone Road)

Comment:

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

4. Review pertinent planning issues.

cc:	Jim Blanch Kent Conway Ken Corti Joseph Fay Kurt Zintner	Greg Monte Joe Habboush Otis Hightower Cathy McGowan	John O'Hara Roman Pronzak Richard Shorin Rachel Streit
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