

**WHITPAIN TOWNSHIP PLANNING COMMISSION**  
**JUNE 2009**

A work session of the Whitpain Township Planning Commission was held on Tuesday, June 9, 2009 at 7:00 PM at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA for the purpose of reviewing the agenda of the public meeting to be held that evening. Planning Commission members Kenneth Corti, Vince Philomeno, Dan Kluger, Yongli Min, Mark Clemm, and Harry Phifer were present. Assistant Township Engineer James Blanch Township, Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus, and Recording Secretary Michele Alifano were also present.

1. Review Zoning Hearing Board applications.

- a. #1830-09. This is a residential application to allow a 24' x 24' detached garage in the front yard reducing the minimum required front yard from 50' to 41' and reducing the minimum required rear yard from 75' to 20' at the subject property.

Mr. Blanch stated there will be an additional 1300 sq. ft. of impervious coverage, and that in addition to the existing driveway, there will be a second driveway coming from the new garage addition. He explained that stormwater management issues are addressed after the applicant receives a variance, and if any are found to exist, they must be resolved with Township staff as part of the permitting process.

- b. #1831-09. This is a residential application to allow a 12' x 31' 6" two story addition to the side of the house reducing the minimum required side yard from 25' to 18' and reducing the minimum required aggregate side yard from 60' to 48' 5" at the subject property.
- c. #1832-09. This application, filed by Giant Food Store, LLC, is to allow a 35 sq. ft. area and a 120 sq. ft. area for seasonal outdoor sales of merchandise at the existing supermarket during March through June, September and October, and November through December 26th of each year, at the subject property.

Mr. Rieker stated that the Zoning Code prohibits external retailing, and therefore the applicant is requesting the variance. Mr. McManus pointed out that other supermarkets in the immediate area do this illegally, but the applicant is seeking a legal solution to the problem.

- d. #1833-09. This application, filed by Latham Realty, is a request to allow the installation of (6) flag signs at the entrance of the Blue Bell Springs development on DeKalb Pike at the subject property.

Chairman Corti stated that there were several concerns with this request for relief. They involve a reduction in the number of signs requested, the duration that the signs would be displayed, and obstruction of sight lines along the roadway.

- e. #1834-09. This is a residential application to allow a pool within 7' of the house reducing the minimum required setback from 10' to 7' at the subject property.

2. Review of pertinent planning issues.

Mr. Rieker discussed a proposed amendment to the Zoning Ordinance which would update sign regulations in the Township. The amendments would pertain to directional signs, which identify the location of buildings and how to physically get to them, as well as LED signage which are currently prohibited under the Zoning Code. The update would set criteria to establish where LED lighting would be allowable, and limit the signage in terms of height, size, and illumination. There was also discussion involving the future possibility of a new Ordinance that would change the permitting process for off-premises directional signs, and Mr. Rieker stated he would appreciate any feedback the Planning Commission may have.

The work session adjourned at 7:30 PM, at which time the Planning Commission members left for the public meeting.

Respectfully submitted,

Michele Alifano, Recording Secretary

**WHITPAIN TOWNSHIP PLANNING COMMISSION MEETING  
JUNE 2009**

The sixth meeting of the Whitpain Township Planning Commission for the year 2009 was held on Tuesday, June 9, 2009 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Ken Corti presided with Commission members Vince Philomeno, Dan Kluger, Yongli Min, Mark Clemm, and Harry Phifer present. Assistant Township Engineer Jim Blanch, Township Planning Consultant E. Van Rieker, Assistant Zoning Officer Bill McManus, and Recording Secretary Michele Alifano were also present.

Chairman Ken Corti called the meeting to order at 7:30 PM. The members of the Planning Commission introduced themselves to the members of the public that were present.

1. Approval of minutes.

A motion was made by Mr. Clemm, seconded by Mr. Kluger, to approve the minutes of the May 12, 2009 meeting of the Planning Commission. The motion passed 6-0.

2. Zoning Hearing Board Applications.

- a. #1830-09. Application filed by Michael F. & Maryanne B. Doyle as owners of the property located at 1062 Stonybrook Drive, Blue Bell, PA 19422, for variances from the terms of Article V, Sections 160-17 & 160-19 and Article XXVIII, Sections 160-192 & 160-194 to allow a 24' x 24' detached garage in the front yard reducing the minimum required front yard from 50' to 41' and reducing the minimum required rear yard from 75' to 20' at the subject property. The zoning classification of the subject property is "R1" Residence District.

A motion was made by Mr. Philomeno, seconded by Mr. Phifer, to remain neutral on the subject application. The motion passed 6-0.

- b. #1831-09. Application filed by Leonard Sr. & Dora D. Owens as owners of the property located at 1534 Vernon Road, Blue Bell, PA 19422, for variances from the terms of Article VII, Section 160-31 and Article XXVIII, Section 160-194 to allow a 12' x 31' 6" two story addition to the side of the house reducing the minimum required side yard from 25' to 18' and reducing the minimum required aggregate side yard from 60' to 48' 5" at the subject property. The zoning classification of the subject property is "R2" Residence District.

A motion was made by Mr. Philomeno, seconded by Mr. Phifer, to remain neutral on the subject application. The motion passed 6-0.

- b. #1832-09. Application filed by Giant Food Stores, LLC as tenant of the property located at 1750 DeKalb Pike, Blue Bell, PA 19422, for a variance from the terms of Article XIX, Section 160-114.I to allow 35 sq. ft. and 120 sq. ft. areas for seasonal outdoor sales of merchandise at the existing supermarket March through June, September and October, and November through December 26th of each year, at the subject property. The zoning classification of the subject property is "C" Commercial District.

Present for the applicant: Michael A. Kostiew, Esquire  
Joe LaCagnina, Real Estate Representative  
George Sherriff, Blue Bell Store Manager

Mr. Kostiew provided a brief description of the variance request, stating that the applicant is seeking permission to have outdoor sales of seasonal and garden related items during certain times of the year. He explained that there are two proposed outdoor sales areas, the dimensions of which are 5' x 7' and 5' x 24'. Mr. Kostiew advised that the areas would be well maintained, secure, and the storage of shopping carts would not be affected. Also, Mr. Kostiew showed a sample of the temporary signage that the applicant would like to display which indicates pricing details for the merchandise.

A motion was made by Mr. Corti, seconded by Mr. Philomeno to recommend that the Zoning Hearing Board approve the subject application. The motion passed 6-0.

- c. #1833-09. Application filed by Latham Realty Associates as owner of the property located at 650 DeKalb Pike, Blue Bell, PA 19422, for a variance from the terms of Article XXVI, Section 160-182.2.A to install 6 flag signs at the entrance of the development on DeKalb Pike at the subject property. The zoning classification of the subject property is "R-9" Residence District

A motion was made by Mr. Clemm, seconded by Mr. Phifer to recommend that the Zoning Hearing Board approve the application subject to the following conditions:

- a. The number of flag signs requested will be reduced from 6 flag signs to 3 flag signs.
- b. The flag signs are to be removed by December 31, 2009.

- c. The location of the flag signs will not obstruct sight lines along Route 202.

The motion passed 6-0.

- d. #1834-09. Application filed by Lisa I. & Jarret C. Miller as owners of the property located at 302 Centennial Drive, Blue Bell, PA 19422, for a variance from the terms of Article XXVIII, Section 160-194.D to allow a pool within 7' of the house reducing the minimum required setback from 10' to 7' at the subject property. The zoning classification of the subject property is "R-6" Agricultural/Rural Residence District.

A motion was made by Mr. Philomeno, seconded by Mr. Phifer, to remain neutral on the subject application. The motion passed 6-0.

3. Review pertinent planning issues.

The Planning Commission then discussed pending text amendments to the Zoning Code pertaining to directional signs and LED signs which have changeable copy. Mr. Rieker advised that there was a draft of the Ordinance, but that no action was required at this time. It was noted that LED signs are not permitted unless by special exception or variance, but since they are becoming the standard, Mr. Rieker felt that it would be beneficial to address the issue and regulate the use rather than prohibit it. Mr. Rieker added that the LED signage would be limited to usage in the Commercial and Institutional zoning districts.

There being no further business to come before the Commission, a motion was made by Mr. Philomeno, and seconded by Mr. Phifer to adjourn. The meeting adjourned at 9:00 PM.

Respectfully submitted,

Richard Shorin, Secretary