

**WHITPAIN TOWNSHIP PLANNING COMMISSION
MARCH 2009**

A work session of the Whitpain Township Planning Commission was held on Tuesday, March 10, 2009 at 6:45 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, Rick Shorin, Mark Clemm, and Harry Phifer were present. Township Engineer Roman M. Pronczak, Assistant Township Engineer Jim Blanch, Township Planning Consultant E. Van Rieker, and Recording Secretary Michele Alifano were also present.

1. Due to the recent resignation of the former Chairman, George Felici, the Planning Commission discussed reorganization and election of new officers.
2. Review of Ordinance #4-226.

Mr. Pronczak briefly explained that the removal of the supermajority clause on rezoning proposals caused some contention, although the Township Solicitor felt that the provision was outdated and unenforceable. The clause was subsequently removed, and the prior Zoning Code was adopted. Following an outcry of opposition from residents, it was decided that the clause would be reinstated, the Ordinance re-advertised, and proposed for adoption.

3. Review Zoning Hearing Board applications.
 - a. #1821-09. This application is to allow a 15' x 27'-6" deck to extend 15' from the house into the side yard, reducing the minimum required side yard from 5' to 41' and reducing the minimum required aggregate side yards from 100' to 93'.
 - b. #1822-09. This application is to allow an addition that will reduce the minimum required rear yard from 75' to 35' at a non-conforming property.

Mr. Shorin commented on the impressive submission packet for case #1821-09. Mr. Rieker responded that the Code Enforcement department has established a checklist of items that are required to be submitted with the applications, including plans and photographs. He added that these items help the homeowners with the presentation of their cases. Mr. Shorin stated that he has observed that the Zoning Hearing Board seems receptive to most reasonable requests from residential applicants. Mr. Clemm remarked that as long as there was no opposition from any of the surrounding neighbors, and the application does not involve floodplain issues or commercial use in a residential zone, there is not usually any objections from the Zoning Hearing Board.

4. Review of pertinent planning issues.

Mr. Pronczak discussed some of the upcoming zoning and land development issues and applications within the Township. He stated that representatives from the Oak Lane Day School had come for the last Planning Committee meeting to discuss options for large portions of undeveloped land on their property. Since the property is zoned “IN” Institutional, there are some permitted uses that may prove undesirable to neighboring residents. He added that significant road improvements would need to be made at the intersection of Stenton Avenue & Butler Pike, if there was to be development at the location.

Mr. Pronczak updated the Planning Commission on developments at the Unisys site, which is in the process of trying to create a comprehensive plan for the site.

Also, Mr. Pronczak stated that the Leoni tract, the Reed’s property, and the Ernst tract on North Wales Road should all be appearing before the Planning Commission sometime in the near future.

Mr. Rieker mentioned important zoning issues that are currently being worked upon including regulations for fences and LED lighting.

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
MARCH 2009**

The third meeting of the Whitpain Township Planning Commission for the year 2009 was held on Tuesday, March 10, 2009 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Acting Chairman Ken Corti presided with Commission members, Vince Philomeno, Rick Shorin, Mark Clemm, and Harry Phifer present. Township Engineer Roman M. Pronczak, Assistant Township Engineer Jim Blanch, Township Planning Consultant E. Van Rieker, and Recording Secretary Michele Alifano were also present.

Acting Chairman Ken Corti called the meeting to order at 7:30 PM.

1. Approval of minutes.

A motion was made by Mr. Philomeno, seconded by Mr. Shorin, to approve the minutes of the February 10, 2009 meeting of the Planning Commission. The motion passed 5-0.

2. Review of proposed Ordinance #4-226, an Ordinance amending the Code of the Township of Whitpain, Part II (General Legislation), Chapter 160 (Zoning) by deleting Chapter 160 in its entirety as it existed prior to Ordinance No. 4-223, adopted by the Board of Supervisors on August 5, 2008, and replacing it with a new Chapter 160 entitled "Zoning".

Resident, Hildy Richardson of 340 Miles Drive, inquired as to what is being changed within the Ordinance. Mr. Pronczak provided a brief explanation that the Ordinance had been previously reviewed by the Planning Commission, and had gone before the Board of Supervisors for a vote. He explained that there was a great deal of opposition to the proposal of removing a specific section of the Ordinance that deals with protest against changes in zoning, and consequently, the Ordinance has been revised to keep the provision.

3. Zoning Hearing Board Applications.

- a. #1821-09. Application filed by Gregory & Kathleen Frenia as owners of the property located at 689 Sycamore Place, Blue Bell, PA 19422, for variances from the terms of Article V, Section 160-15 and Article XXVIII, Section 160-193 to allow a 15' x 27'-6" deck extending 15' from the house into the side yard reducing the minimum required side yard from 45' to 41' and reducing the minimum required aggregate side yards from 100' to 93' at the subject property. The zoning classification of the subject property is "R-1" Residence District.

A motion was made by Mr. Philomeno, seconded by Mr. Phifer, to remain neutral on the subject application. The motion passed 5-0.

- b. #1822-09. Application filed by Antonio M. & Lisa A. Scalise as owners of the property located at 1163 McKelvey Lane, Blue Bell, PA 19422, for variances from the terms of Article V, Sections 160-15 & 160-17 and Article XXVIII, Sections 160-193 & 160-194 to allow a 24' x 28' garage to be added to the right side of the house reducing the minimum required aggregate side yards from 108' to 84', reducing the minimum required side yard from 45' to 30', and reducing the minimum required rear yard from 75' to 63' at the non-conforming subject property. The zoning classification of the subject property is "R1" Residence District.

A motion was made by Mr. Philomeno, seconded by Mr. Shorin, to remain neutral on the subject application. The motion passed 5-0.

4. Pertinent Planning Issues

The Planning Commission required the reorganization and election of new officers, due to the resignation of the previous Chairman.

A motion was made by Mr. Clemm, seconded by Mr. Philomeno, to elect Ken Corti as Chairman, Vince Philomeno as Vice-Chairman, and Rick Shorin as Secretary. The motion passed 5-0.

A motion was made by Philomeno, seconded by Mr. Phifer, to begin the Planning Commission's monthly meeting work sessions at 7pm, as opposed to 6:45pm. The motion passed 5-0.

There being no further business to come before the Commission, a motion was made by Mr. Philomeno, and seconded by Mr. Shorin to adjourn. The meeting adjourned at 7:35 PM.

Respectfully submitted,

Richard Shorin, Secretary