

# WHITPAIN TOWNSHIP PLANNING COMMISSION

## REVISED AGENDA

TUESDAY, JULY 9, 2019

Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review of a Conditional Use Application (#CU39-19) and Land Development/Subdivision Application for 652 DeKalb Pike (Beachcomber Property) (LD-1-19 & S-1-19). This application involves the construction of 31 single-family attached homes on approximately 15.76 acres of property located at 652 DeKalb Pike, which is located on the east side of DeKalb Pike between Skippack Pike and Morris Road.
3. Review Ordinance #4-254 - An Ordinance Amending The Township's Zoning Ordinance By (1) Adding A Definition For "Independent/Assisted Living Facility/Personal Care Home" To Article II, Section 160-7 [Definitions/Word Usage And Definitions]; (2) Adding Article XXXIX Entitled "I/AL - Independent/Assisted Living Overlay"; (3) Adding The "I/AL - Independent/Assisted Living Overlay" to Article IV, Section 160-11 [Zoning Districts/Enumeration Of Districts]; And (4) adding the "I/AL - Independent/Assisted Living Overlay" To The Zoning Map, As Incorporated Into The Township's Zoning Ordinance Article IV [Zoning Districts/Zoning Map] and applying it to three properties identified as Montgomery County Tax Map Parcel Numbers 66-00-06340-00-2, 66-00-6334-00-8, 66-00-06337-00-5
4. Review Ordinance #4-255 - An Ordinance Amending The Township's Zoning Ordinance By (1) Adding Definitions Of "Advertising Vehicle"; "Individual Establishment"; "Sign"; "Sign, Official Traffic And Highway"; "Sign, Outdoor Advertising"; "Sign, Roof; And "Source Light" To Article II, Section 160-7(B) [Definitions/Word Usage And Definitions]; (2) Deleting Article XXVI, Section 160-182(B) [Signs/Definitions]; (3) Amending Article XXVI, Section 160-187(G) [Signs/Prohibited Signs/Advertising Vehicles]; (4) Adding "CSCOD" (Community Shopping Center Overlay) to Article XXVI Sections 160-188(13) And (14) [Signs/Permitted Signs/On-Premises Advertising And Grand Opening Signs] And 160-191(D)[Signs/Schedule Of Sign Regulations/Commercial Districts]; (5) Amending Article XXVI Section 160-188(B) [Signs/General Regulations]; (6) Replacing The Article XXVI Section 160-191(B) Residential Districts Schedule Of Sign Regulations Table; And (7) replacing the Article XXVI Section 160-191(E) Institutional District Schedule Of Sign Regulations Table.
5. Review current zoning hearing board applications

1. ZHB #2187-19

Luigi Colella, LLC  
(Five Points Gulf Services Center)  
(298 Norristown Road)

Parking

2. ZHB #2197-19

LMT Real Estate, LLC  
(Panache Restaurant)  
(602 Skippack Pike)

Modification to Condition  
- Noise

6. Review pertinent planning issues.

c: 5 S  
7 P.C.  
RMP, CB, JEB, MEM, JLG, KWB, WHM  
E. Van Rieker, A.I.C.P.