

## WHITPAIN TOWNSHIP PLANNING COMMISSION MAY 2019

A work session of the Whitpain Township Planning Commission was held on Tuesday, May 14, 2019 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. Chairman Corti presided with Planning Commission members Richard Shorin, Cathy McGowan, Joseph Fay, Kent Conway and Alternate members John O'Hara, Kurt Zintner, and John Miller. Township Engineer James E. Blanch, P.E., Code Enforcement Officer Michael E. McAndrew and Recording Secretary Gregory Monte were also present. Planning Commission members Otis Hightower, Joe Habboush, Township Planning Consultant E. Van Rieker and Assistant Zoning Officer William McManus were absent.

1. Review of a Conditional Use Application (#CU40-19) and Land Development Application for Normandy Farms Estates (LD-2-19). This application involves the construction of 4 carriage homes on approximately 101.08 acres of property located at 9000 Twin Silo Drive, which is located off of Morris Road between DeKalb Pike and North Wales Road.

Mr. Blanch commented that the applicant received land development approval last year to build 21 carriage homes. The applicant is now seeking to add an additional 4 units to the property site.

The Planning Commission had some discussion regarding the proposed emergency access road from the Normandy Farm Estates site out to Township Line Road. They also noted that the applicant will need to revise the plan to show the correct total number units for the site.

2. Review of a Land Development Application for 1 & 11 Skippack Pike (LD-3-19). This application involves the construction of a 7,425 square ft. building on approximately 0.88 acres of property located at 1 & 11 Skippack Pike, which is located on the northwest corner of the intersection of Skippack Pike and Butler Pike.

The Planning Commission noted that there were a number of concerns that were raised by neighbors and Planning Commission members last month regarding the property when it was reviewed as a zoning hearing board application. These items included the location of the trash dumpster, lighting, as well as safety and traffic concerns regarding the exit driveway off the bank property (25 Skippack Pike).

3. Review of a Conditional Use Application for 1150 Wentz Road (#CU38-19). This application involves the construction of 10 single-family homes on approximately 4.23 acres of property located at 1150 Wentz Road, which is located on the east side of Wentz Road between Plowshare Road and Jolly Road.

The Planning Commission commented that they would like to see how applicant plans to handle parking.

Chairman Corti inquired if the roadway will be dedicated to the township. Mr. Blanch responded that the road will most likely be private, and the development will have a Homeowners Association established.

4. Review current zoning hearing board cases

1. **NO. 2178-19: CA SENIOR LIVING HOLDINGS, LLC** requests variances from Article XXVII, Sections 160-192.B relating to Required Off-Street Parking Facilities to allow Applicant to construct 54 parking spaces on the property located at 435 Skippack Pike, Blue Bell, PA, in the Township's IN-Institutional District. Applicant's requested relief, if granted, will permit the Applicant to build 54 parking spaces when the Ordinance requires a minimum of 150 spaces.

The Planning Commission raised a concern with the amount of parking proposed on the applicant's property as well as the applicant's plan for overflow parking. They also were concerned on how the applicant will comply with the Township Woodland Canopy ordinance and stormwater management requirements. Mr. Blanch commented that the applicant will need to address these items at the land development process stage.

2. **NO. 2193-19: AK JOLLY, LLC** requests a variance from Article XXVI, Section 160-191.F related to Schedule of Sign Regulations which, if granted, will modify the Whitpain Township Zoning Hearing Board Decision No. 478-1985- entered on September 19, 1985 regarding its property located at 980 Jolly Rd., Blue Bell, PA in the Township's R-E Research and Engineering District. Applicant's requested relief, if granted, will permit Applicant to: (a) install four 96 square foot façade signs, two on each existing building, when the prior Zoning Hearing Board Decision allowed one 48 square foot sign on each of the two buildings and the Ordinance permits only one sign per building, each having a maximum square footage of 16 feet; and (b) install two 60 square foot ground signs on its property when the Ordinance permits only one ground sign per curb cut, each sign having a maximum square footage of forty feet; and (c) install four 8 square foot Directional Signs where 2 street frontages exist when the prior Zoning Hearing Board Decision allowed three 9 square foot Directional Signs and the Ordinance permits only two Directional Signs per street frontage, each sign having a maximum square footage of two feet.

The Planning Commission noted some concerns with the proposed façade signs.

3. **NO. 2194-19: RISTORANTE CASTELLO, INC** requests a variance from Article XXVII, Section 160-192.B.2.j related to Required Off-Street Parking Facilities with respect to its property located at 721 Skippack Pike, Blue Bell, PA in the Township's C-Commercial District. Applicant's requested relief, if granted, will permit Applicant to have 158 total parking spaces (of which 135 will be built and 23 held in reserve) when the Ordinance requires a total of 182 spaces.

The Planning Commission commented that they felt that the application was generally benign.

5. Review Pertinent Planning Issues

Chairman Corti mentioned that on Saturday, May 4<sup>th</sup> he attended the dedication of the park gazebo to former Township Manager Phyllis Lieberman at Wentz Run Park.

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

Respectfully submitted,



Gregory L. Monte, Recording Secretary

## WHITPAIN TOWNSHIP PLANNING COMMISSION MEETING MAY 2019

The fifth meeting of the Whitpain Township Planning Commission for the year 2019 was held on Tuesday, May 14, 2019 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Corti presided with Planning Commission members Richard Shorin, Cathy McGowan, Joseph Fay, Kent Conway and Alternate members John O'Hara, Kurt Zintner, and John Miller. Township Engineer James E. Blanch, P.E., , Code Enforcement Officer Michael E. McAndrew and Recording Secretary Gregory Monte were also present. Planning Commission members Otis Hightower, Joe Habboush, Township Planning Consultant E. Van Rieker and Assistant Zoning Officer William McManus were absent.

Chairman Corti called the meeting to order at 7:31 PM. The members of the Planning Commission and Township Staff introduced themselves to the public that were present.

1. Approval of minutes.

Chairman Corti called for any comments or questions on the April meeting minutes from the audience. There being none, Mr. O'Hara made a motion, seconded by Mr. Zintner, to approve the minutes of the April 9, 2019 meeting of the Planning Commission. The motion passed 7-0.

2. Review of a Conditional Use Application (#CU40-19) and Land Development Application for Normandy Farms Estates (LD-2-19). This application involves the construction of 4 carriage homes on approximately 101.08 acres of property located at 9000 Twin Silo Drive, which is located off of Morris Road between DeKalb Pike and North Wales Road.

Present for the Applicant: Bernadette Kearney, Esq., HRMM&L PC  
Joseph Hanna, P.E., Chambers Associates

Ms. Kearney commented that the applicant is proposing 4 additional carriage homes at the Normandy Farm Estates property. She noted that the Conditional Use portion will be reviewed by the Board of Supervisors on May 22<sup>nd</sup>.

Chairman Corti mentioned that the plan shows that an emergency access driveway will be installed with access off of Township Line Road.

Mr. Hanna commented that the emergency access driveway was a part of the previously approved land development application for Normandy Farm Estates. He commented that road will be a paved. Mr. Hanna added that the applicant has obtained a Highway Occupancy Permit from Upper Gwynedd Township given that they maintain the section of Township Line Road.

Chairman Corti inquired if the emergency access driveway is in the same location as the temporary construction entrance. Mr. Hanna responded yes.

Mr. Shorin referenced the Township Engineer's review letter and stated that the total number of units would be 408. Ms. Kearney responded that the plan indicated 412 units. Mr. Hanna gave a background on how the applicant is converting the nursing facility units. He noted that the applicant was granted an amendment to the zoning code to change the allowable density of the property from 4 units per acre to 4.25 units per acre. Mr. Hanna noted that this allowed them to build the initial 21 carriage homes with no further conversions. He noted that the tabulation on the current record plan reflects the units that have been converted to date. Mr. Hanna noted that they are asking for 4 additional units to the initial 21 which equates to 25 units total.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti called for a motion regarding the Conditional Use Application for Normandy Farms Estates (#CU40-19) and Land Development Application for Normandy Farms Estates (LD-2-19).

A motion was made by Mr. Shorin seconded by Mr. Conway to recommend that the Board of Supervisors approve the Conditional Use Application for Normandy Farms Estates (#CU40-19) and Land Development Application for Normandy Farms Estates (LD-2-19). The Planning Commission noted that the applicant shall comply with all review letters of Township Staff and Consultants.

The motion passed: 7-0

3. Review of a Land Development Application for 1 & 11 Skippack Pike (LD-3-19). This application involves the construction of a 7,425 square ft. building on approximately 0.88 acres of property located at 1 & 11 Skippack Pike, which is located on the northwest corner of the intersection of Skippack Pike and Butler Pike.

Present for the Applicant: David Cavanaugh, RLA, ASLA, Land Concepts Group

Mr. Cavanaugh commented that the subject property is located at 1 & 11 Skippack Pike near the intersection of Skippack Pike & Butler Pike. He noted that the applicant was before the Planning Commission last month for zoning relief from the Zoning Hearing Board. Mr. Cavanaugh mentioned that the applicant has obtained the requested zoning relief.

Mr. Cavanaugh stated that the applicant is before the Planning Commission for a Land Development application for the property. He provided an overview of the existing site and the structures currently on site. Mr. Cavanaugh commented that the applicant is proposing an 8,475 square foot building which includes the breezeway between the buildings. He noted that the applicant is proposing 42 spaces on the 1 & 11 Skippack Pike properties and 52 parking spaces on the adjacent 25 Skippack Pike property.

Mr. Cavanaugh mentioned that when the applicant was before the Planning Commission last month, neighbors raised a concern with the access on to Ivy Road from the 25

Skippack Pike property. He noted that the applicant has agreed to a designated left turn only out from the property. Mr. Cavanaugh noted that the driveway would become a 12' wide exit only.

Mr. Cavanaugh also noted that the Zoning Hearing Board commented that there were two parking spaces that the applicant previously proposed close to Butler Pike which they asked to be removed because they didn't like access coming back off the driveway. He noted that in place of the parking spaces the applicant was able to place the trash dumpster at the location. Mr. Cavanaugh mentioned that the neighbor was concerned on where the dumpster would be located on the site. The dumpster enclosure will have an architectural look similar to the proposed building.

Mr. Cavanaugh commented that the applicant has received review letters from the Montgomery County Planning Commission, the Township Engineer and Township Sanitary Sewer Consultant. He noted that the engineer is currently working on addressing the review comments and the applicant will comply with all comments.

Chairman Corti asked for clarification that the driveway off Ivy Road will be one way out and access to the site will only be from Skippack Pike & Butler Pike. Mr. Cavanaugh responded yes and noted that he spoke with the Township Fire Marshal who had no issue.

Chairman Corti inquired if the fence proposed from Butler Pike to the west will extend against the residential properties. Mr. Cavanaugh responded that it will not. He noted that there is an existing fence and landscaping currently there.

Mr. Cavanaugh mentioned that lighting plans have been submitted and applicant is proposing LED down lighting. Mr. Zintner inquired how long will the LED down lighting be on after the businesses are closed. Mr. Cavanaugh responded that this has not been determined yet.

Chairman Corti inquired what the applicant's plan is for signage for the property. Mr. Cavanaugh responded that they have not determined the signage yet, however the applicant is allowed two signs. One sign along each frontage as granted by the Zoning Hearing Board and which will be in conformance with the zoning code.

Chairman Corti asked if the applicant will be performing any resurfacing to the facade of the bank property (25 Skippack Pike). Mr. Cavanaugh responded that he did not believe so at this time.

Chairman Corti asked if the applicant will be placing signage at the bank property's (25 Skippack Pike) exit driveway on to Ivy Road. Mr. Cavanaugh responded that the applicant plans to place "Do Not Enter" and "Left Turn Only" signs, a stop bar and stop sign.

Mr. Fay commented that he felt that the applicant has been responsive since the last meeting before the Planning Commission.

Mrs. McGowan inquired if the monitoring wells on the site will be maintained. Mr. Cavanaugh responded that they will be removed once the applicant finalizes the closure with Sunoco.

Mr. Shorin asked if there will be availability for pedestrians to walk between the applicant's property and the adjacent property. Mr. Cavanaugh responded only on the sidewalk along Butler Pike.

#### Audience Comments

Edward McCaffrey, 53 Splitrail Lane – Mr. McCaffrey asked if the former gas tanks will be removed from the site. Mr. Cavanaugh responded yes. He additionally asked what the height of the building will be. Mr. Cavanaugh responded that it will be compliant with the zoning code which Mr. McAndrew commented is 30 feet in the Commercial Zoning District. Mr. McCaffrey inquired if the design of the building will mirror the look of the Broad Axe. He additionally asked if the applicant has a tenant for the building for the retail/restaurant space. Mr. Cavanaugh responded no.

David Lieberman, 852 Ivy Road – Mr. Lieberman appreciated that the developer has addressed the trash container location as well as the lighting for the site. He commented that he would like to have seen the exit driveway to Ivy Road closed off completely as it would be in the best interest for the neighborhood however, he appreciates the developer taking a step in the right direction. Mr. Lieberman asked if the stormwater management has been addressed for the site. Mr. Cavanaugh responded that it is being addressed through reviews with the Township to ensure that it is in compliance with regulations.

Mark Eberle, 832 Ivy Road – Mr. Eberle commented that he and a group of his neighbors would like to see the driveway on to Ivy Road completely blocked off. He noted that the development should not depend on a residential street for their egress and should be self-contained. Mr. Eberle inquired who will be responsible for maintaining the stormwater and detention basin. Mr. Blanch responded that the applicant will be responsible for maintaining the stormwater facilities. Mr. Eberle also inquired if a Traffic Study will be performed. Mr. Blanch responded that a Traffic Study has been submitted to the township for review and is available to the public for review. Mr. Eberle asked if a summary of the Traffic Study could be explained. Mr. Blanch provided an overview of what was contained in the Traffic Study.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti called for a motion regarding the Land Development Application for 1 & 11 Skippack Pike (LD-3-19).

A motion was made by Mr. Shorin seconded by Mr. O'Hara to recommend that the Board of Supervisors approve the Land Development Application for 1 & 11 Skippack

Pike (LD-3-19). The Planning Commission noted that the applicant shall comply with all review letters of Township Staff and Consultants.

The motion passed: 7-0.

4. Review of a Conditional Use Application for 1150 Wentz Road (#CU38-19). This application involves the construction of 10 single-family homes on approximately 4.23 acres of property located at 1150 Wentz Road, which is located on the east side of Wentz Road between Plowshare Road and Jolly Road.

Present for the Applicant: Craig Robert Lewis, Esq., Kaplin Stewart  
Anthony Hibbeln, P.E., Hibbeln Engineering

Mr. Lewis commented that the applicant was before the Planning Commission in March as a zoning hearing board case. He noted that the property is 4.26 acres along Wentz Road. Mr. Lewis also noted that the property has a secondary frontage out to Silver Lake Lane. He noted that the property is currently improved with a farmhouse and other large structures. Mr. Lewis also noted that the property is in the R-7 Residential Zoning District.

Ms. Lewis noted that approximately 10 years ago an applicant submitted an application for the property and received preliminary final land development/subdivision approval to subdivide the lot under a traditional lot scheme. They proposed two single-family lots that had driveways off of Wentz Road and an additional 7 lots in an internal cul-de-sac that led out to Silver Lake Lane.

Mr. Lewis commented that the current applicant in March was proposing a cluster development which would involve the construction of 13 lots. The size of the lots would be less than the 15,000 square foot lot size requirement of the R-7 Residential District. This is permitted given that the applicant is proposing a cluster development and preserving 50.4% of the property as open space.

He noted that the applicant has since made some significant revisions to the plan, which includes being in compliance with the zoning ordinance in terms of density by now proposing 10 units as opposed to 13.

Mr. Shorin commented that he appreciates the applicant taking into consideration the Planning Commission concerns with the previous plan. Mr. Shorin suggested that once the project starts that the applicant installs/plants the buffering around the perimeter early on so that the neighbors will not have the view of a construction site. Mr. Hibbeln commented that the applicant is not looking to change of the grades along the perimeter, so they believed that they could place this on the plan.

Mr. Lewis commented that the Township Planning Consultant E. Van Rieker's review letter comments are positive for the changes that were made. He noted that Mr. Rieker review lists conditions of approval which are acceptable to the applicant. Mr. Lewis noted that one of the conditions was preservation of the existing vegetation around the



perimeter of the property. He also noted that the applicant has received a review letter from the Montgomery County Planning Commission which favors approval of the application.

Chairman Corti noted that he appreciated the additional parking area shown on the plan but asked what the applicant plans to do to help prevent people from parking on either side of the narrow road. Mr. Lewis responded that it would be appropriate to sign no parking on at least one side of the roadway. He also mentioned that the roadway will be a private lane controlled by a Homeowners Association (HOA).

Chairman Corti inquired if the applicant will comply with the township's Woodland Tree Canopy ordinance. Mr. Hibbeln responded that he believed that they can meet the terms of the ordinance.

Mr. Conway noted that Mr. Rieker's review letter mentioned that the applicant shall establish a conservation easement to protect the Woodland Canopy on the property. Chairman Corti inquired where the stormwater management facilities will be located on the site. Mr. Hibbeln responded that there will be two surface basins, one at the northeast side of the property and one near the southern middle section of the site.

Mrs. McGowan inquired where the basins will drain to. Mr. Hibbeln responded that water runs off from the northwest down to about Silver Lake Lane. Mr. Blanch commented that the township would request that it be connected by pipe to the storm sewer system.

#### Audience Comments

Steven Dunn, 1051 Plowshare Road – Mr. Dunn asked if there will be drainage pipes in the street that will drain to the basins and then into the underground pipes that tie into the storm sewer system. Mr. Hibbeln responded yes. Mr. Dunn inquired what the square footage of the lots will be. Mr. Hibbeln responded that the minimum lot size is 6,000 square feet. He noted currently that the maximum proposed lot size is 7100 square feet, the average lot size is 6700 square feet, and one lot that is 6070 square feet (Lot 3). Mr. Dunn commented that he doesn't see how the lot sizes are comparable to the rest of the neighborhood. He also asked if the HOA will be maintaining the road and the stormwater facilities. Mr. Hibbeln responded yes. Mr. Dunn also asked if trash and mail trucks will be accessing the roadway. Mr. Hibbeln responded yes. Mr. Dunn also mentioned that he would like to see a vinyl fence placed between his property and the development.

Colleen Nacarelli, 1047 Plowshare Road – Mrs. Nacarelli raised a concern with stormwater runoff. Mr. Lewis responded that when the applicant goes through the land development process the applicant will be required to meet all of the current stormwater management requirements. Mrs. Nacarelli asked if drainage will be underground. Mr. Blanch responded that it is a best practice to keep drainage above ground. He noted that drainage swales would collect and carry the water to the two basins. Mr. Blanch added that locations where it is difficult to gather the water in the swales the township will request that the applicant tie into underground pipes.

Mrs. Nacarelli also raised a concern with lighting. She noted that currently she is able to view Henkels & McCoys lights from her property. She noted that she would like to see all lighting on the first floor and below.

Andrew Jennings, 1055 Plowshare Road – Mr. Jennings commented that this development doesn't fit in with the surrounding neighborhood. He felt that this development detracts from the overall value of the neighborhood. Mr. Jennings also asked if the applicant could explain the Conditional Use process. Mr. Lewis provided an overview of the Conditional Use process.

Joseph Nacarelli, 1047 Plowshare Road – Mr. Nacarelli asked if a traffic study has been completed. Mr. Blanch responded that this development is not subject to a traffic study given the use and the Act 209 Traffic Impact Fee. He noted however that the township would require that the sight distance be documented and ensure that the traffic can enter and exit the site safely, and any obstructions within the sight triangles are cleared. He noted that 75 foot sight triangles are required. Mr. Nacarelli responded that he felt that a traffic study should be completed. He also raised a concern regarding stormwater. Mr. Blanch commented that the applicant will need to look at the storm pipe network from the discharge point to the basin to make sure that the pipes are in good condition. He also mentioned that the township will ensure that the capacity is sufficient to take the flows from the two basins on site to the Blue Bell Run basin. Mr. Blanch also mentioned that the applicant will also need to comply with county and DEP requirements for stormwater management through an NPDES permit. Mr. Nacarelli commented that the proposed development doesn't lend itself to the neighborhood. He also asked if the applicant would be able to provide a 3D rendering of the how the homes and the site will look.

Jeffrey Carcione, 1067 Plowshare Road – Mr. Carcione asked who will maintain the swales on the development site. Mr. Lewis responded that when the applicant makes it to the next step to the land development process there will be final plans that the township review, approve and which are recorded. He noted that the plans will include obligations by the applicant. Mr. Lewis also noted that with the type of cluster development that the applicant is proposing there will be a requirement to establish a Homeowners Association. He noted that the stormwater management obligations would include basins, raingardens, and swales which are perpetual obligations that the township will enforce. Mr. Blanch commented that because this development is subject to an NPDES permit, the township is required to check the property every three years and if anything is not up to standards the township could lien the property in order it is properly fixed. Mr. Blanch also noted that if a property decides to install a permanent structure such as pool or shed, they will need to obtain a permit from the township. Mr. Carcione asked how high the basins sit off the ground. Mr. Hibbeln responded that the basins are depressions in the ground which holds water for 72 hours after a storm. Mr. Lewis and Mr. Hibbeln also explained the NPDES permit process.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti called for a motion regarding the Conditional Use Application for 1150 Wentz Road (#CU38-19).

A motion was made by Mr. Shorin, seconded by Mr. Fay to recommend that the Board of Supervisors approve the Conditional Use Application for 1150 Wentz Road (#CU38-19). The Planning Commission noted that the applicant shall comply with all review letters of Township Staff and Consultants.

The motion passed 7-0.

5. Review current zoning hearing board cases

1. **NO. 2178-19: CA SENIOR LIVING HOLDINGS, LLC** requests variances from Article XXVII, Sections 160-192.B relating to Required Off-Street Parking Facilities to allow Applicant to construct 54 parking spaces on the property located at 435 Skippack Pike, Blue Bell, PA, in the Township's IN-Institutional District. Applicant's requested relief, if granted, will permit the Applicant to build 54 parking spaces when the Ordinance requires a minimum of 150 spaces.

Present for the Applicant: Craig Robert Lewis, Kaplin Stewart  
Ryan Carron, CA Ventures, Applicant

Mr. Lewis commented that the applicant was before the Planning Commission in February regarding this zoning hearing case. Since that time, the applicant has received comments back from the Planning Commission and the Township Planning Consultant E. Van Rieker. He noted that Mr. Rieker suggested that the applicant reduce the oversize of the footprint of the building as well as try to eliminate the reserved parking. Mr. Lewis commented that the applicant has eliminated the reserved parking in the front of the property as well as shifted the building 60' closer to Skippack Pike. He noted that the applicant reduces the building footprint and added a third story to the proposed building.

Mr. Lewis also noted that they have been in negotiations regarding an agreement with Grace Baptist Church for overflow parking.

Mr. Lewis also commented that the applicant will propose a retaining wall around the property.

Mr. Lewis noted that the applicant has since amended their application to withdraw the request for relief for reserved parking and are now requesting relief to reduce the off street parking ordinance requirement of 150 spaces to 54 spaces.

Mr. Fay appreciated the applicant's response to previous comments and concerns that the Planning Commission had. He mentioned that a condition of approval would be for the overflow parking to be signed for motorists.

Mr. Zintner inquired if Grace Baptist Church has given the applicant a maximum number of parking spaces that the applicant can utilize. Mr. Lewis responded that he believed that the agreement sets forth a maximum. He noted that as part of the agreement the applicant will restripe a portion of the parking spaces on the church property.

Mr. Zintner also asked if the applicant has considered a vehicular connection between their property and the Grace Baptist Church property. Mr. Lewis responded that the addition of vehicular access would disturb more ground and trees. He noted that he believed the church was not comfortable with the concept.

Mr. Shorin raised a concern for safety with the applicant having insufficient parking. He noted that motorists that do not find a parking space on the applicant's site would have to exit the site and make two left turns on Skippack Pike. He also mentioned that if the visitor is elderly there is quite a walking distance between the church property and the applicant's property. Mr. Lewis noted that if the applicant's parking is close to capacity, they would ask that their employees park on the church's property.

Mr. Shorin asked how the applicant will comply with the Township Woodland Tree Canopy ordinance. Mr. Lewis responded that currently the applicant is not in compliance with the ordinance but is aware that it is a requirement that the applicant will need to address during the land development process stage.

Mrs. McGowan asked how many employees the applicant will have. Mr. Lewis responded that the applicant will have between 20-25 employees. Mrs. McGowan noted that the applicant would have to provide one parking space per employee and felt that the proposed 54 spaces seems insufficient.

Mrs. McGowan also asked how motorists will know that there is overflow parking available and how would they access it. Mr. Lewis responded that if parking becomes a premium, the parking operator will direct motorists to off-site parking at the church. Mr. Lewis noted that the applicant envisions the overflow parking for their employees.

Chairman Corti commented that he doesn't understand why the applicant and Grace Baptist church could come to an agreement where all the parking is on the church site.

Mrs. McGowan raised a concern that Skippack Pike will be disrupted because a motorist will access the applicant's site to find they are unable to park and will need exit the site and enter the Grace Baptist church site to locate the overflow parking. She noted this will slow the traffic flow on Skippack Pike.

#### Audience Comments

Ian Campbell, 453 Skippack Pike – Mr. Campbell asked how the applicant is allowed to construct 84 units when the density allowed is 10 units per acre. Mr. Lewis

responded that there was a zoning determination that was issued by the Code Enforcement Officer stating that the applicant's proposed density is permissible under the ordinance.

Jean Campbell, 453 Skippack Pike – Mrs. Campbell commented that she doesn't want to have a parking lot next to her property. She felt that there is not enough parking for the facility. Ms. Campbell also inquired if Grace Baptist Church were to sell does the overflow parking agreement remain. Mr. Lewis responded that the agreement is a perpetual easement that would remain with the property.

William MacArthur, 825 Lewis Lane – Mr. MacArthur asked who the parking operator will be. Mr. Carron responded CA Senior Living.

Brad Tate, 815 Lewis Lane – Mr. Tate commented that he appreciates the shared parking concept however he felt that the shared parking should be internal as opposed to motorists exiting the applicant's property and entering the church property. Mr. Lewis responded that the applicant is not proposing traditional shared parking.

Marjorie Sharp, Grace Baptist Church member – Ms. Sharp commented that the church's perspective is to not have motorist driving through the church parking lot to get to the applicant's property.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications. The Planning Commission chose to remain neutral on the subject application. The Planning Commission commented that they would like the applicant to have direct pedestrian and vehicular connections between the applicant's property and the adjoining Grace Baptist Church property, specifically in terms of overflow parking. They felt that the current plan for the overflow parking would cause safety and traffic flow concerns on Skippack Pike (State Route 0073). The Planning Commission would also like for the applicant to have a formal written agreement with Grace Baptist Church for the overflow parking to be recorded in perpetuity.

2. **NO. 2193-19: AK JOLLY, LLC** requests a variance from Article XXVI, Section 160-191.F related to Schedule of Sign Regulations which, if granted, will modify the Whitpain Township Zoning Hearing Board Decision No. 478-1985 entered on September 19, 1985 regarding its property located at 980 Jolly Rd., Blue Bell, PA in the Township's R-E Research and Engineering District. Applicant's requested relief, if granted, will permit Applicant to: (a) install four 96 square foot façade signs, two on each existing building, when the prior Zoning Hearing Board Decision allowed one 48 square foot sign on each of the two buildings and the Ordinance permits only one sign per building, each having a maximum square footage of 16 feet; and (b) install two 60 square foot ground signs on its property when the Ordinance permits only one ground sign per curb cut, each sign having a maximum square footage of

forty feet; and (c) install four 8 square foot Directional Signs where 2 street frontages exist when the prior Zoning Hearing Board Decision allowed three 9 square foot Directional Signs and the Ordinance permits only two Directional Signs per street frontage, each sign having a maximum square footage of two feet.

Present for the Applicant: Joseph C. Kuhls, Esq., Kuhls Law  
Michael Corvasce, Applicant

Mr. Kuhls commented the applicant is looking to place two monument signs at 60 square feet a piece and install four 96 square foot signs on the property.

Mr. Shorin questioned if the façade signs would really need to be the size the applicant is proposing. Mr. Kuhls responded yes because the setback of the building on Jolly Road (closest being 200') & Union Meeting Road (closest being 500') and because the façade of the buildings is over 200 feet in length and three stories. Mr. Kuhls referenced some photos of the 96 foot façade sign 300 feet off of Union Meeting Road and stated that the sign seems smaller than expected.

Mr. Shorin asked if the signs will be lit. Mr. Corvasce responded that the façade signs will be internally lit.

Mr. Shorin asked if the façade sign illumination will be turned off at night. Mr. Corvasce responded that the sign is illuminated at night, but they are willing to place a time clock on the sign for it to go out at a certain time.

Mr. Fay commented that he feels that the applicant's proposal is positive improvement for the area. He believed that the façade signs are consistent with what is in the corporate environment.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications. The Planning Commission chose to remain neutral on the subject application. The Planning Commission noted that per the zoning ordinance, there are overnight hours when the sign illuminations shall be turned off.

3. **NO. 2194-19: RISTORANTE CASTELLO, INC** requests a variance from Article XXVII, Section 160-192.B.2.j related to Required Off-Street Parking Facilities with respect to its property located at 721 Skippack Pike, Blue Bell, PA in the Township's C-Commercial District. Applicant's requested relief, if granted, will permit Applicant to have 158 total parking spaces (of which 135 will be built and 23 held in reserve) when the Ordinance requires a total of 182 spaces.

Present for the Applicant: Bernadette Kearney, Esq., HRMM&L PC  
Robert E. Blue, Jr., P.E., Robert E. Blue Consulting

Engineers, P.C.

Ms. Kearney and Mr. Blue provided an overview of the requested relief by the applicant in regard to parking.

Mr. Shorin recommended that the applicant provide a clearer summary of the requested parking relief to the zoning hearing board.

Mrs. McGowan voiced a concern that currently there seems to be an issue with parking on the site. She noted that there are signs particularly at the Einstein - Broad Axe Family Medicine building that are not clear to motorists if they are allowed to park when the office is closed on weekends.

Chairman Corti called for any additional comments or questions from the audience. There were none.

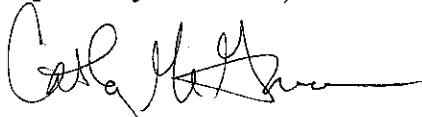
Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications. The Planning Commission chose to remain neutral on the subject application. The Planning Commission recommended that the applicant develop a clearer summary on what they are seeking in terms of the parking relief for their application prior to the Zoning Hearing Board meeting on May 16<sup>th</sup>. The Planning Commission also commented that they would like to see some of the other tenants parking signage revised to make it clearer for motorists to determine when and where they are allowed to park on certain areas of the site.

6. Review Pertinent Planning Issues

Chairman Corti mentioned that on Saturday, May 4<sup>th</sup> he attended the Dedication of the park gazebo to former Township Manager Phyllis Lieberman at Wentz Run Park.

There being no further business to come before the Commission, a motion was made by Mr. O'Hara, and seconded by Mrs. McGowan to adjourn. The meeting adjourned at 9:38 PM.

Respectfully submitted,



Cathy McGowan, Secretary