

**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
W W W . S I M O N E C O L L I N S . C O M

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## MEETING NOTES

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Project: **Comprehensive Plan for Whitpain Township** Project No.: **14083.10**

Location: **Manor House at Prophecy Creek  
205 W. Skippack Pike, Ambler, PA** Meeting Date/Time: **2/25/15  
7:00 pm**

Topic: **Town Hall Meeting #2** Issue Date: **3/20/2015**

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### ATTENDEES:

See attached Attendance List

### BACKGROUND:

Fred Connor, Whitpain Township Supervisor, began the meeting by welcoming those in attendance and introducing the project committee and planning consultants. Fred then introduced the keynote speaker, Jeffrey Featherstone, Ph.D., Director of Temple University Center for Sustainable Communities. Dr. Featherstone discussed drivers of sustainability, existing sustainable practices in Whitpain, and strategies for improving local sustainability. Following Dr. Featherstone's presentation, the planning consultants discussed the purpose of the Comprehensive Plan, gave a brief overview of the Township's environmental features, and discussed existing conditions, challenges, and opportunities of the Blue Bell Village. Those in attendance were encouraged to take the online citizen survey. Comments can also be mailed, emailed, or discussed via telephone with the planning consultants, Simone Collins (SC).

### NOTES:

Following the presentation by the planning consultants, the meeting was opened up for public questions and comments. The notes below summarize responses and discussion from the meeting attendees.

1. Dr. Featherstone explained that a detached single family home consumes more BTU's than an urban home through different transportation patterns (cars vs. mass transit) and different means of energy consumption.
2. About 5% of the Township is protected open space.

3. Regarding native plantings, the Township SALDO encourages but does not mandate certain native trees and shrubs. Native plantings will be encouraged at Centre Square Commons.
4. As a way to reduce invasive species, can the Township require that native species are planted? SC and the Township will examine this idea.
5. Will Centre Square Commons have an impact on Stony Creek into Norristown? Certain stormwater requirements will be mandated by the State to mitigate impacts.
6. Prophecy Creek is healthy because much of it is surrounded by protected open space.
7. Whitpain has multiple trash collection servicers. Would reducing this to one trash collector reduce CO2 emissions and traffic? SC will investigate.
8. An idea for energy reduction is to install solar systems on area shopping centers.
9. Bump-outs with curbs and trees could help calm traffic. Funding for road improvements such as these is starting to become more available at the State and Federal level.
10. Walkability and traffic are an issue in the Township, particularly in Blue Bell Village. This should be prioritized as it could be a catalyst for more businesses. Safe trail and sidewalk connections to Township schools are also important.
11. There will be two new traffic signals installed as part of the Centre Square Commons development. One of these signals will be at Route 73 and Kohl's/Centre Square Fire Company and the other on Route 202.
12. As part of the Comprehensive Plan, the traffic engineers on the consultant team, McMahon Associates, will provide an overview of traffic issues and potential improvement projects in the Township.
13. Bus and commuter traffic near the Community College creates traffic issues on Morris Rd. An idea is for MCCC to stagger its schedules to improve traffic.
14. The Township should continue to preserve open space. Are there requirements for a developer to preserve open space? This varies based on the zoning district. The Township Engineer, Jim Blanch, should be contacted for more specific information regarding zoning requirements. An Official Map could also be helpful in preserving open space.
15. The community should be more accessible for people with disabilities in terms of trails, sidewalks, handicapped parking, street crossings, etc.
16. The Township's historic preservation ordinance is important and should be considered as part of the Comprehensive Plan. The ordinance provides certain incentives to preserve buildings in the Township, but it does not protect buildings from everything.
17. Education of the public about the benefits of sidewalks and trails takes time. The Township should be sure to hear the concerns of residents and work with them through the process.

18. Roads in Whitpain are difficult for cyclists and horse riders. As part of the Comprehensive Plan, SC will provide suggestions on how to make roads more bicycle and pedestrian friendly.
19. It was noted that large jets at Wings Field are an issue. This type of activity is controlled by the FAA.
20. The Township should take a more active stand on the types of businesses in the villages. The Township should leverage and highlight village area to encourage business in these areas.
21. Regarding sewer service in the Township, only a small percentage of people are not connected to public sewer.
22. Damaged trees and deer on Morris Road are a problem. The Township Shade Tree Commission is working on a master plan. Addressing damaged trees in the Township is important and ongoing. The issue of deer is a large problem that must be addressed at a regional level. Having connected open spaces and trails may reduce deer on roadways.
23. Open space acquisition is important, important to the Township, but expensive. There is currently not any County money available for open space acquisition.

The presentation from this meeting will be made available on the Township website. The next Town Hall meeting will be held on March 11th, 2015, 7:00 pm at the Arborcrest Corporate Campus, Hillcrest II building, conference rooms 1 & 2, 721 Arbor Way, Blue Bell, PA 19422. This meeting will discuss Economic Factors and the Centre Square Village. The keynote panel will include John Zaharchuk of Summit Realty Advisors, Christopher Canavan of WB Homes, and Victor Meitner, Jr. P.C. Residents are also invited to take the 26 question online survey available at the following link:

**<http://www.surveymonkey.com/s/WhitpainCompPlan>**  
or go to **<http://www.whitpaintownship.net/>**

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional from the Committee within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,

SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Peter Simone, RLA, FASLA  
President

Cc: Committee  
Sandy Koza, McMahon Associates  
Chris Lankenau, Urban Partners



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## MEETING SIGN IN SHEET

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Project: Whitpain Township  
Comprehensive Plan

Project: SC:14083.10  
No.:

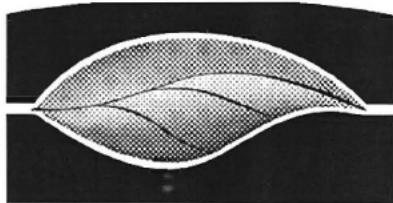
Location: Manor House at Prophecy Creek  
205 W. Skippack Pike, Ambler, PA 19002

Date: 2/25/2015

Topic: Town Hall Meeting #2

Time: 7:00 PM

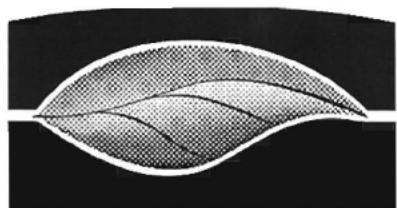
NAME
1. Bob Whittack
2. Bill Lutz
3. Andrew Mazzaw
4. Tom Messmer
5. Carol Christ
6. Pam Steitz
7. Douglas Routh
8. Randy Brock
9. Duane ID Deane
10. Erin Crump
11. TAI CHANG
12. CINDY & MIKE BOWMAN
13. Charles Bernstein
14. Betsy and Jim Nutt
15. Rick Himmer
Ann Hunter



## SIMONE COLLINS LANDSCAPE ARCHITECTURE

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W W W . S I M O N E C O L L I N S . C O M

NAME
16. JAHMIC GARRIDO
17. Mr. and Mrs S.H. Raynes
18. Mary Ann Messmer
19. JEFF & ALETA BOSSERT
20. Heney & Stueber
21. John E. Schneider, RLA ASLA
22. Alice Raud & Patrick Hennessy
23. Lydia Tengvall
24. Marie Goldsmith
25. Lee Baill
26. Judy Hahn
27. CRAIG TOEDMAN
28. Penny Gester
29. CLAYRE CUBBIN
30. Mark Eberle
31. PAUL CERAGHTY
32. MARY LOUISE RERON
33. Steven Choyce
34. Jim Munz
35. Dillon Horwitz
36. David Kopp
37. Judy Chasin
38. Sandee & Tim Mayer



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NAME
16. Trish DiSandro
17. Sheila Willey
18. Elizabeth Bridger
19. Donna Stockett
20. Rosalie Scott
21. Matt Robinson
22. Chris Valle
23. Alison Doyle
24. Doug Lefant
25. Edgar David
26. DAVID BEAVERS
27. CAROLE R. RYNE
28. Bruce Banner
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