

**MINUTES**  
**PLANNING COMMISSION MEETING MARCH 22, 2016**

Attendees: Peter Cornog, James Hoban, Dave Shula, Sherri Patchen, Vince Manuele, Terry Lefco, Charles L. Guttenplan, AICP, Director of Planning & Zoning, Jim Sullivan, T&M Associates, Township Engineer

1. Call to order: 7:00 PM by Chair Patchen

2. Announcements & Correspondence:

- Ms. Patchen announced they had been in the Board Room to have their picture taken for the Township Newsletter; there had been no meeting there.

3. Approval of Minutes:

- Mr. Lefco moved to approve the meeting minutes from March 8, 2106, seconded by Mr. Shula. Vote 5-0 (Mr. Manuele abstained, not present at that meeting)

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- SLD#03-13 The Hill at Whitemarsh, 4000 Foxhound Drive, Lafayette Hill, PA; Amended Preliminary/Final plan for Phase II. Ross Weiss, Esquire, was present on behalf of The Hill along with Mark Thompson, Civil Engineer, Vernon Feather, Architect, and Judy McGruther, President/CEO, The Hill at Whitemarsh. Mr. Weiss went over the history of the application. Due to the change in dwelling type and resultant changes, the previously approved Preliminary Plan for the entire development was amended and it and the Final Plan for Phase 2 have to be approved. The total number of approved dwelling units for the entire development has remained constant at 352. The applicant met with the Shade Tree Commission in January and February 2016 and as a result of those meetings, they recommended approval of the amended preliminary plan and the final plan for Phase II. Mr. Weiss met with the Fountain Green residents and went over the plan. Mr. Thompson discussed the amended plan showing the area where the woodlands would be retained, the additional trees and buffers, and the relocation of the loop road, buildings and driveways to preserve the trees as requested by the Shade Tree Commission (STC). The STC is also requiring substantial fencing so that construction will not do damage to the woodlands or heritage trees. Mr. Feather discussed the elevations and the architecture of the buildings. Reviews were received from the Zoning Officer, letter dated 3/16/16 and all comments are will comply; the Fire Marshal, letter dated 3/10/16 advising he has no issues; and the Township Engineer, letter dated 3/15/16 with 50 comments, 17 are waivers (each one of which was discussed with reasons for each, explained) and the other 33 comments are will comply except for #10 and #23 which need to be discussed with the Township Solicitor and Board relative to waiver of certain fees. Mr. Thompson discussed the stormwater management features that went into the design of the plan that satisfied both the requirements of the stormwater ordinance and the comments from the Township Engineer. Representing the Whitemarsh Foundation were Kim Shepperd, President, Tony McGinnis, Carolyn Edwards, Esq. and Rick Collier. Mr. Weiss stated Jim Dimmerling, Traffic Engineer, evaluated seven possible access routes. They met with the residents on Fountain Green Road that back up to the Foundation property and they were asked to consider relocating the access construction road, and in the revised plan it shows that it has been moved 35 feet further into the farm. They also asked to estimate the number of truck trips and as a result they went to the general contractor to prepare a summary of the estimated truck trips based on the construction sequence. Mr. Weiss then went on to explain the various construction access routes

which were discussed at length. Ms. Sheppard explained the Foundation's position with respect to the access road, indicating that The Hill could place it where proposed but elsewhere within the Foundation's property would violate its contract with respect to farming the parcel. Public Comment: Mark Danek on behalf of the Fountain Green Rd. and Barberrry Dr. residents; Bob Dambman, 426 Flourtown Road; David Brooman on behalf of the King's on Fountain Green Road; Mike Gordon, 4104 Fountain Green Road; Peter Ernst on behalf of Erdenheim Farm; John King, 4122 Fountain Green Road; Steve Grosch, 4110 Fountain Green Road; Bob Kuneck, 4112 Fountain Green Road, Casimir Seweryn, 4128 Fountain Green Road; and Matthew Sillalong, 4115 Barberrry Drive all spoke. Their comments and concerns were as follows: location of the access construction road (many of the comments concerned this); the meetings held for the residents were not an opportunity for discussion, more one sided; the height of the proposed buildings and how the height is a function of the amount of dirt being left in the development area; noise, vibration and sound resulting from construction vehicles and activity; additional stormwater generated from the access road; existing (long-term) encroachments upon the Foundation land now being asked to be removed; and the health, safety and welfare of the families adjacent to the site. After lengthy presentation of comments by the public and discussion by the Commission members, the Planning Commission determined that the location of the construction access road was not within their jurisdiction; Mr. Cornog then moved to recommend approval of the amended preliminary plan and final plan for Phase II in addition to the waivers requested except the two (#10 & #23) that need to be addressed by the Township Solicitor/Board of Supervisors, conditioned upon compliance with the 3/16/16 Zoning letter, and the 3/15/16 Township Engineer letter; seconded by Mr. Hoban. Vote 6-0

#### 6. Conditional Use Applications:

- CU#02-16 Frank J. Mastroni, Jr.; 735 Bethlehem Pike, Flourtown, PA; (Rusty Schooner Property) New Multi-Use Building. Mr. Guttenplan stated this is a continuation of the Conditional Use application for parking reduction based on Section 116-291.A.(5) of the Zoning Ordinance. A recommendation was made for the other three conditional uses at the previous meeting (freestanding sign, apartments on the second floor, minor architectural modifications). The public hearing for this is will be April 14<sup>th</sup>. Dan Helwig, Tim Brouse and Frank Mastroni, owner, were present. Mr. Helwig advised that the actual square footage on the first floor is 3,750. However, if you take out for the steps that go up to the second floor the square footage is really 3,224 to be more accurate. The applicant has conducted the expanded parking study that the Planning Commission requested last week and on Saturday between 8:00 am and 6:00 pm at Sherwin Williams, there were a total of 28 cars and on Sunday between 10:00 am and 6:00 pm there were a total of 20 cars. As Mr. Helwig previously stated most of the uses intended would be heavier on the weekends and that is why they are asking for the reduction and the shared parking. Mr. Helwig went over the amount of spaces needed for each individual use (restaurant only = 69 spaces not accounting for kitchen area deduction; they are not going to do just a restaurant; retail only = 36 spaces, which would include 4 for the apartment; and office only = 20 spaces, which they would have more parking than necessary) and right now they have mixed uses that have expressed interest. Mr. Sullivan continues to recommend a 15% reduction in the number of required parking spaces for any commercial use proposed for this property based upon Institute of Transportation Engineers publication. There will be no reduction in residential spaces. Planning Commission concerns and comments: There was discussion about the potential number of parking spaces needed for various uses which at this time have not been finalized; ownership of the adjacent properties; parking lot traffic flow exiting from the Sherwin Williams property; the problem with parking of commercial vehicles; and overflow parking for Scoogi's. Public Comment: Patricia Penglase, 6267 W. Valley Green Road, is wholeheartedly in favor of the project. She is very happy to see the property improved and have real functional businesses there; likes the idea of tenants above because that will control the type of businesses that can be in there; during rush hour for the short time that it is, she does not see a big problem with traffic; stated the minimum parking seems over-inflated; and is not concerned with parking on her lawn. Frank Scarpello, 6326 Arlingham Road, had three concerns. There will be overflow parking problems on Arlingham Road; feels that any directional

signage will be ignored; and crossing over Bethlehem Pike is very dangerous. Joan Biddle, 6261 Henry Lane, stated the parking behind Michael Byrne is not viable; and concerned of overflow parking on Henry Lane if a restaurant is permitted; also mentioned lighting should be controlled. Ken Shepley, 6312 Arlingham Road, stated he is all for getting rid of the eyesore building but parking is a serious concern as is intersection safety. Mr. Shula moved to recommend the 15% reduction based in the Institute of Transportation Engineers publication along with the required easement over Sherwin Williams and proof of adequacy of shared parking; seconded by Mr. Lefco. Vote 6-0

7. Old Business: None

8. New Business:

- Montgomery Awards Program discussion of potential nominations; this item did not get discussed.

9. Public Comment: None

10. Adjournment:

- There being no further business, meeting was adjourned at 10:53 PM.

Respectfully submitted,

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Charles L. Guttenplan, AICP, Director of Planning & Zoning

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitemarsh Township. No formal decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.