

MINUTES
PLANNING COMMISSION MEETING APRIL 12, 2016

Attendees: Peter Cornog, James Hoban, Dave Shula, Sherri Patchen, Vince Manuele, Scott Quitel, Charles L. Guttenplan, AICP, Director of Planning & Zoning, Amy Grossman (BOS Liaison), Jim Sullivan, Township Engineer, T&M Associates

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

2. Announcements & Correspondence:

- None

3. Approval of Minutes:

- Mr. Shula moved to approve the meeting minutes from March 22, 2106, seconded by Mr. Cornog. Vote 5-0 (Mr. Quitel was not present for the vote)

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- SLD #12-15 – 60 Flourtown Road, LLC, 60 Flourtown Road; One-Story Garage; Preliminary Plans. Neil Stein, Esquire was present representing the applicant along with Glenn Van Eerden, property owner. Mr. Stein displayed an aerial photo of the wooded vacant property and went over the location. The applicant is proposing a one-story garage (8,000 sq.ft.) for the storage of commercial vehicles used in his commercial painting contracting business, as well as associated parking. Also proposed is a rain garden for stormwater management purposes in addition to landscaping. There will be no storage of paint, only equipment and vehicles; no extreme lighting, just for security purposes; and no signage is proposed, the facility is not open to the public. The property is in the LIM Limited Industrial District; the use is a permitted use in this district. The applicant received variances on April 6th from the Zoning Hearing Board for reduced building and parking setbacks from a residential district. The applicant received several reviews for this proposal. The County Planning Commission recommended sidewalks, but the applicant sees no reason for it and it was one of the waiver requests; all comments are will comply with all elements in the Township Engineer's review. No Public Comment. Mr. Shula moved to recommend approval and approval of the waivers as requested; seconded by Mr. Cornog. Vote 6-0

6. Conditional Use Applications:

- None

7. Old Business: None

8. New Business:

- Montgomery Awards Program discussion of potential nominations. Mr. Guttenplan discussed potential nominations for the Montgomery Awards Program. Based on prior discussions and feedback that Mr. Guttenplan has gotten from the County, he has already begun preparing a

nomination for 'The Courts at Spring Mill Station'. The County also has held over the Jehovah's Witnesses Kingdom Hall on Butler Pike in their active nomination files. Riverbend Cycle/Café was also nominated for the retro fit of an old building and for establishing a business here that is a good fit in this location. Mr. Guttenplan will complete the nominations and send them in to the County.

9. Public Comment: None

10. Adjournment:

- There being no further business, meeting was adjourned at 7:35 PM.

Respectfully submitted,

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 Whitmarsh 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.