

MINUTES
PLANNING COMMISSION MEETING JUNE 14, 2016

Attendees: Dave Shula, James Hoban, Sherri Patchen, Peter Cornog, Terry Lefco, 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:

- Scheduling Note: The next meeting will be on June 28th. Then there will be one meeting each in July and August; those meetings will be July 26, 2016 and August 23, 2016 (dates for normal second meeting each of those months).
- Copy of the Waiver letter for the second item on agenda (SLD#03-16 Stephen Slawek) was given to each member tonight.
- Mr. Guttenplan mentioned that the memo from Kent Baird regarding the 5/24 meeting, which was intended to be part of the minutes, was sent out separately; copies are available.

3. Approval of Minutes:

- Mr. Hoban moved to approve the meeting minutes from May 24, 2016, seconded by Ms. Patchen. Vote 2-0-2. Mr. Shula and Mr. Lefco - abstain (not present at that meeting) and Mr. Cornog and Mr. Quitel were not present for the vote.

4. Zoning Hearing Board Appeals: None

5. Subdivision & Land Development Applications:

- SLD#01-16 – DJB Properties, LP/737 Spring Mill Avenue, 737 Spring Mill Avenue, Conshohocken, PA; 7 unit single-family attached dwellings; Preliminary Plan. John Adam DiPietro, Esq. was present for the Developer. Mr. DiPietro briefly explained the proposed development. There has been Zoning Hearing Board approval in the Township on February 10th but because this extends over the Conshohocken boundary, there has also been Zoning Board approval there for the dimensional items. There are approximately 1.9 units in Conshohocken. With respect to the Land Development, the Solicitor for Conshohocken basically agreed to yield to the Township's recommendations in view of the fact that the bulk of the project lies here in Whitmarsh Township (approximately 5.1 units). A numbers of reviews have been received from the Township and the plans have been amended pursuant to some of the comments received. Mr. DiPietro has been in touch with the Township Solicitor regarding several documents and agreements that need to be put together, all of that is in process and not finalized. Joseph Estock, Project Engineer and Land Surveyor, described the site, layout, landscaping and buffering. He is in receipt of the most recent review from T&M Associates (5/25/16) and will comply with the technical comments, and the impact fees will be worked out with the Township. As of 6/6/16, the waiver request has been revised to include 7 from the Subdivision and Land Development Ordinance and 3 from stormwater management regulations. Public improvements will include sidewalk replacement on Righter St. and on Spring Mill due to water, gas and sewer extensions; remove and replace manhole; place stormwater management system underground; and add gas services to the site. Planning Commission Concerns and Comments: Mr. Shula wanted clarification that only one variance was necessary and granted for lot area per unit and that all dimensional standards were compliant; this is correct. Mr. Shula asked about the trash and it was decided that each unit will keep their bins within their garages and on collection day put them out on the street. Mr. Lefco asked about elevation drawings and he was shown a rendering that was presented at the Zoning Hearing Board. Mr. Shula also asked if the landscape plan went in front of the Shade Tree Commission and in response

they did meet with them and the Shade Tree Commission made some recommendations. Ms. Patchen requested clarification of Waivers 5 and 6; #5 is OK, the applicant staked the corner of the building and Police Traffic Safety had no issue and #6 requires reduced radii due to the small planting islands between garages on the driveway. No Public Comment. Mr. Shula made a motion to recommend granting preliminary approval and granting waivers except #2 & #3 (which Jim Sullivan indicated were not needed) subject to satisfying the Shade Tree Commission and the remaining items in the Township Engineer's review letter; seconded by Mr. Lefco. Vote 5-0 (Mr. Cornog not present for the vote).

- SLD#03-16 – Stephen Slawek, Harts Lane, Conshohocken, PA; 2-Lot Minor Subdivision; Preliminary/Final Plan. Dave Shula, Land Surveyor with Chester Valley Engineers, was present on behalf of the applicant. (Mr. Shula recused himself from the Planning Commission at this point.) Mr. Shula explained that Dr. Slawek owns three lots totaling almost 22 acres; identified on the plans as Lots 5, 6 and 7. Lot 7, required to be included on the plan, is not actually involved in any changes. A new lot line is being proposed between Lots 5 and 6, such that Lot 5 will be increased in area by approximately 3.4 acres which is being taken from existing Lot 6. The resultant lot sizes will be: Lot 5 will be approximately 12 acres; and Lot 6 will be approximately 4.9 acres. Lot 7 will be unchanged at 7.8+ acres. Restrictive covenant that was recently discovered was mentioned in that neighboring property owners have to approve any further subdivision of any of the lots in the subdivision that originally created these 7 lots; the lot line change is therefore subject to this covenant. No Public Comment. Mr. Hoban made a motion to approve the lot line change with the waivers that are requested subject to the notification and approval of the neighbors who have rights or who are the beneficiaries of the restrictive covenant to approve the lot line change; seconded by Mr. Lefco. Vote 5-0.

6. Conditional Use Applications: None

7. Old Business: None

8. New Business: None

9. Public Comment:

- Linda Doll questioned why front-facing solar panels are the only ones that have to be approved (these are the only ones that require conditional use approval and therefore review); she commented that houses that are angled on their lots affect other houses as well.

10. Adjournment:

- There being no further business, meeting was adjourned at 7:50 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.