

**MINUTES**  
**PLANNING COMMISSION MEETING JULY 26, 2016**

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

1. Call to order: 7:00 PM by Vice-Chair Hoban

2. Announcements & Correspondence:

- Reminder: The next meeting will be on August 23, 2016 at 7:00 PM.
- 2 Handouts: Revised plan for 735 Bethlehem Pike and a Waiver Request Letter for Edwin and Deborah Guie
- Mr. Guttenplan explained the room issues with the leak and repairs – no electronic projection
- Extra plans were available for anyone who needed them

3. Approval of Minutes:

- Mr. Shula moved to approve the meeting minutes from June 28, 2016, seconded by Mr. Manuele. Vote 4-0. Mr. Cornog and Mr. Quitel were not present for the vote.

4. Zoning Hearing Board Appeals: None

5. Subdivision & Land Development Applications:

- SLD#05-16 – Mr. Frank J. Mastroni, Jr., 735 Bethlehem Pike; Flourtown, PA; New Mixed Use building / 3,750 Sq.ft. Footprint; Preliminary Land Development Plan. Present was Tim Brouse and Cindy Baxindine, Alta Design Associates, who explained the plan change due to West Valley Green Ultimate R-O-W. Also present was Frank Mastroni, the applicant. The applicant proposes to raze the existing building and construct a new mixed use building with a footprint of 3750 square feet; a second floor of 2,100 square feet is proposed with two apartments. The first floor is anticipated to be a mix of offices and possibly a retail use. The conditional uses for this property were approved by the Board of Supervisors for the proposed apartments on the second floor; to reduce the parking based on the mix of uses and the ability to share parking with adjacent uses, on lands also owned by the applicant; to allow minor modification to the architectural design standards in the VC District; and to allow the installation of freestanding signs. The plan being proposed is the same plan as that which the conditional uses was based on. Reviews were received by the Engineer, Zoning Officer, the Fire Marshal and Montgomery County Planning Commission. The requested waivers (based on letter from realtor Dan Helwig) were reviewed. Planning Commission Comments: Mr. Hoban asked if the site lighting was ok, and in response Mr. Sullivan stated there is no off-site glare; he also acknowledged traffic issues that are not going to be solved by this development. Mr. Lefco asked who would be responsible for long term buffer maintenance and Mr. Guttenplan explained it would be the developer's responsibility. Public Comment: Patricia Penglase, 6267 W. Valley Green Road, she would rather see trees as a screen along the property boundary instead of a fence; Ken Shepley, Arlingham Road, wanted to know if a traffic study was done for the project and in response it was not required; Joan Biddle, Henry Lane, wanted to know if shared parking is still required on the Sherwin Williams lot and in response it would not be required. Mr. Cornog moved to recommend the Board of Supervisors grant the four waivers requested; seconded by Mr. Lefco. Vote 6-0. Mr. Shula moved to recommend approval of the preliminary plans; seconded by Mr. Manuele. Vote 6-0.
- SLD#07-16 Edwin and Deborah Guie, 3142 Spring Mill Road, Plymouth Meeting, PA; Minor Subdivision 3-Lots Total. Present were John Zurzola, Esquire, Dennis O'Neill, Engineer with Herbert MacCombie, Jr., P.E. Consulting Engineers and Surveyors, Inc. and Edwin Guie, the Applicant. Mr. Zurzola briefly stated there are currently 2 lots, one each with a mixed use building with Mr. Guie's insurance office on the first floor and a second floor apartment, and the second lot with the Guies' home located on it. The proposal is to create three lots; the proposed lot between the two existing buildings would be vacant and would be available for development of a single-family home (not being proposed at this time). The tract is split zoned VC-2 and A – Residential. The proposed vacant lot (Lot 2) is primarily A – Residential; there is adequate area for

development of a future home on the A – Residential portion of this lot and in response to Planning Commission question about access, no new driveway is required for access to the vacant lot; it would share the access on Spring Mill Road with the Guie residence and then split off to the new lot. Mr. O’Neill reviewed the waivers and all other review comments can be addressed. Planning Commission members also asked about the split zoning, whether there was consideration to moving the zoning boundary; response that it is not necessary. No Public Comment. Mr. Quitel moved to recommend granting the waivers and recommended approval of the application; seconded by Mr. Shula. Vote 6-0.

- SLD#08-16 Veterans Home Association of Whitemarsh Valley PA, 493 S. Bethlehem Pike, Ft. Washington, PA; Modifications & Expansion to Existing Facility & Parking; Land Development Waiver Request. Wes Craig, Member of Post 10, Dave Navo, Contractor, and Johnny Croke, Neshaminy Abstract, were present. The Applicant is requesting a Land Development Waiver for modifications and expansion to the existing building with parking lot modifications. The old structure behind the main house will be demolished and two additions totaling 3,000 square feet will be constructed along with additional parking spaces. Portion of addition will be fitness center. Emphasis is to have a facility attractive to recently returned veterans and assist in their transition to civilian life. (Future phase will be to construct transitional housing.) Reviews were received by the Township Engineer, Zoning Officer and Fire Marshal. Mr. Sullivan has recommended in favor of the waiver conditioned upon the applicant securing an Earth Disturbance Permit; it was noted that the Permit has already been applied for. No Public Comment. Mr. Shula moved to recommend approval of the Land Development Waiver; seconded by Mr. Manuele. Vote 6-0.

6. Conditional Use Applications: None

7. Old Business: None

8. New Business: None

9. Public Comment: None

10. Adjournment:

- There being no further business, meeting was adjourned at 8:20 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.