

MINUTES
PLANNING COMMISSION MEETING SEPTEMBER 13, 2016

Attendees: Dave Shula, James Hoban, Sherri Glantz Patchen, Peter Cornog, Terry Lefco, 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:
 - Mr. Guttenplan explained that the item at the members' seats is the Zoning Hearing Board decision pertaining to the Mongrain subdivision (on tonight's agenda).
3. Approval of Minutes:
 - Mr. Lefco moved to approve the meeting minutes from August 23, 2016, seconded by Mr. Shula. Vote 4-0. Ms. Patchen abstained (not present for that meeting).
4. Zoning Hearing Board Appeals: None
5. Subdivision & Land Development Applications:
 - SLD#06-16 Mongrain Lot Line Change, 2214 Joshua Road, Lafayette Hill, PA; 2-Lot Minor Subdivision. Christian Mongrain, the Applicant, was present. Mr. Mongrain explained this is a lot line change involving his lot located at 2214 Joshua Road and the adjacent lot at 406 Ridge Pike owned by Moretza Yaraghchi and Lucy Molina Yaraghchi. The Applicant is proposing to acquire most of the area that 'wraps around' their property, thereby enlarging it and making the Yaraghchi lot a more regular shape. Both lots continue to meet A – Residential District requirements. The Applicants were granted variances for exceeding impervious ground coverage for both resultant lots at the September 7, 2016 Zoning Hearing Board meeting. No public comment. Mr. Shula moved to recommend conditional preliminary/final approval for 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: None
10. Adjournment:
 - There being no further business, meeting was adjourned at 7:08 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.