

MINUTES
PLANNING COMMISSION MEETING JANUARY 24, 2017

Attendees: Peter Cornog, Sherri Glantz Patchen, Jim Hoban, Terry Lefco, Amy Grossman (BOS Liaison), Charles L. Guttenplan, AICP, Director of Planning & Zoning, Jim Sullivan, Township Engineer, T&M Associates

1. Call to order: 7:00 PM by Chair Patchen
2. Announcements & Correspondence:
 - The members that were present decided to defer the reorganization to the February 14th meeting.
 - A letter was given to the members relating to the first item on the agenda.
3. Approval of Minutes:
 - Mr. Cornog moved to approve the meeting minutes from December 13, 2016, seconded by Ms. Patchen. Vote 2-0-2. Mr. Lefco and Mr. Hoban abstained (not present for that meeting).
4. Zoning Hearing Board Appeals:
 - None
5. Subdivision & Land Development Applications:
 - SLD#11-16 Pat Sparango, Inc., NW Corner of Bethlehem Pike and Henry Lane; Single Family Dwellings 3-Lots; Preliminary/Final Plan Review. Joe Estock, Project Civil Engineer and Land Surveyor; Pat Sparango, Property Owner; and Mary Grace Sparango, Property Owner's Daughter, were present. This is a subdivision only, with development proposed to be submitted at a later date. Mr. Estock explained this is a 60,000 square foot vacant lot located in the A-Residential Zoning District owned by the Sparango's for over 30 years. The owner would like to subdivide this vacant land into three lots, conforming with the tract's A – Residential zoning. All lots will take access from Henry Lane via a common access easement. Engineer and Zoning reviews were received. The Applicant is asking for 4 waivers and agrees to comply with all other comments. Comments from the Planning Commission Members: who has legal rights to Henry Lane (legal documentation vague); are sidewalks beneficial on Bethlehem Pike (none north of the site); and ownership of the property north of the said property (county and state). Public Comment: Hap Parker, recent homeowner on Henry Lane; Linda Doll, Fairway Road; Joan Biddle, Henry Lane; Ron Denzel, 760 Bethlehem Pike. The public's comments and concerns, in general, were as follows: Access for the three properties on Henry Lane vs. Bethlehem Pike; who takes care of the road maintenance on Henry Lane; what happens after the property is subdivided and then it is determined the floodplain makes the development difficult (floodplain not an issue); deed restriction for the shared driveway; the management of stormwater on the site (reviewed at time of development); the requirement of street trees and buffering and how will the three lots be addressed (Henry Lane addresses anticipated with access there). Mr. Cornog moved to recommend approval of the Preliminary/Final Subdivision plan including the 4 waivers with conditions of limited HOA or deed restrictions for maintaining the common driveway, and to include ingress and egress and maintenance regarding the portion of Henry Lane fronting these lots, to be shared with the Henry Lane residents in the back; seconded by Mr. Lefco. Vote 4-0
 - SLD#12-16 Colonial School District; 201 E. Germantown Pike; West Gymnasium Building Addition; Land Development Waiver. Joe Messmer, Project Manager with GKO Architects, Alan Tabachnick, Board Member/CSD, Terry Yemm, Director of Operations/CSD and Glenn Harris, with Renew Design Group were present. This project was presented for informal discussion at the December 13, 2016

meeting. The applicant is proposing a 19,000-square foot addition as part of a total reconstruction of the west gym and associated spaces (locker rooms, etc.). Mr. Messmer reiterated the important facts from the last meeting for the project through a PowerPoint. Topics discussed were existing facility, constraints & limitations with the current facility, benefits of the proposed facilities, site plan information and preliminary renderings. Mr. Messmer and Mr. Tabachnick explained the Plan Con Process which has an impact on total amount to be spent on the project. The Township Engineer has recommended a Land Development Waiver conditioned upon the District obtaining an Earth Disturbance Permit for the project. No public comment. Mr. Lefco moved to recommend approval of the Waiver of Land Development conditioned upon obtaining an earth disturbance permit; seconded by Mr. Hoban. Vote 4-0.

- SLD#13-16 Miller Purdy Architects/Spring Mill Corporate Center; 10th Ave & Spring Mill Ave; Removal of Warehouse (portion) and add parking; Land Development Waiver. Kent Purdy, President of Miller Purdy Architects was present on behalf of the owners of Spring Mill Corporate Center. The applicant is asking for a waiver of land development for modifications to an existing warehouse building on the property. They are proposing to demolish a large portion of the warehouse building down to the slab and put parking on the slab (approximately 118,000 SF of the 162,000 square-foot building to be demolished; 44,000 square feet to remain). Some of the slab will be removed to accommodate grading and drainage. The goal is to increase parking; construction will result in 324 additional parking spaces with a total of 403 spaces available for future allocation. As part of the parking construction, a new access driveway is proposed onto 10th Avenue. Additional parking will allow applicant to sell of some of the parking in the upper level parking lot for future development (area 'K' on previous subdivision plan) and also allow conversion of space within the existing flex building to additional offices. Planning Commission requested some clarifications on the proposed access and circulation; some members would have liked to see more green space. The Township Engineer has recommended a Land Development Waiver conditioned upon the applicant obtaining an Earth Disturbance Permit for the project. No public comment. Mr. Hoban moved to recommend approval of the Waiver of Land Development conditioned upon obtaining an earth disturbance permit; seconded by Mr. Lefco. Vote 3-1

6. Conditional Use Applications:

- None

7. Old Business: None

8. New Business: None

9. Public Comment:

10. Adjournment:

- There being no further business, meeting was adjourned at 9:12 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.