

MINUTES
PLANNING COMMISSION SPECIAL MEETING FEBRUARY 11, 2017

Attendees: Peter Cornog, Sherri Glantz Patchen, Jim Hoban, Terry Lefco, Dave Shula, Vince Manuele, Charles L. Guttenplan, AICP, Director of Planning & Zoning.

Also in attendance: Jody Holton, Montgomery County Planning Commission Executive Director; Village at Fort Washington Developer Representatives Gregory Harth (Harth Builders), Roger Gore, Ben Altman (Altman Associates); Liz Ferry, Upper Dublin Commissioner, Ward 1; Chris Pastore, Chairman Upper Dublin Historic Commission; Ft. Washington Rescape, Inc. representatives Peter Blood, Dick Drescher; Ft. Washington Historic Society Members Buck Amey, Robin Costa, Bill Potts, Joe Kelly. Upper Dublin Township resident Pierre Ravacon.

1. Call to order: 9:30 AM by Chair Patchen

This was a special meeting at the site of the proposed Transit-Oriented Development to walk the site that has been proposed for a new Fort Washington Transit-Oriented Development District. The Board of Supervisors has authorized a public hearing to hear the proposed zoning text and map amendments. The Planning Commission will be reviewing the merits of the proposed district and rezoning at a future meeting; this tour was offered by the developers to allow the Commission a first-hand look at the area and its relation to the Fort Washington Train Station and existing surrounding development. Gregory Harth led the tour and answered questions that were raised along the way. The general location of the proposed buildings, parking, access drives, train station drop-off area, and trail connections were identified during the tour. Phase 1 would include two buildings totaling 215 apartments and approximately 9,000 square feet of commercial space on land currently under the developers' control. The area of the floodplain was also identified and noted that it will not be disturbed. The area for possible land swap with the state (2.5-acre portion of Ft. Washington State Park was also identified for a potential second phase to include one additional building with 100 apartments); the developer has most recently offered an area at the intersection of Militia Hill Road and Stenton Avenue in exchange; the status of the land swap is unknown at this point. The project would proceed without the land swap initially.

2. Adjournment:

- There being no further business, meeting was adjourned at approximately 10:45 AM.

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 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.