

MINUTES
PLANNING COMMISSION MEETING FEBRUARY 13, 2018

Attendees: Peter Cornog, Robert Dambman, Patrick Doran, Vince Manuele, Sherri Glantz Patchen, Scott Quitel, 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 Manuele

2. Announcements & Correspondence

Announcements

- Cameras will be used if necessary, only to allow us to broadcast this meeting to attendees who are in the hallway outside the meeting room, should there be attendance in excess of the room's capacity. This meeting will not be recorded and will not be broadcast on Whitemarsh TV.

Correspondence

- Traffic Engineering Review Letter dated February 9, 2018 from Heinrich & Klein Associates, Inc. (CU#06-17 K. Hovnanian Pennsylvania Acquisitions, LLC)

3. Approval of Minutes:

- Mr. Cornog moved to approve the meeting minutes from January 23, 2018, seconded by Ms. Patchen. Vote 6-0

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- CU#06-17: K. Hovnanian Pennsylvania Acquisitions, LLC, 4006 & 4046 Butler Pike, Plymouth Meeting, PA; Townhome Use, conditional use (continued discussion); site zoned VC-2. Julie Von Spreckelsen, Esquire, Eastburn & Gray, PC was present representing the applicant along with Tom Smith and Jonathan Fisher, representatives of the applicant/developer; Greg Elko, Civil Engineer, Langan Engineering and Environmental Services; and Matt Hammond, Traffic Engineer, Traffic Planning and Design. Ms. Von Spreckelsen stated they made their initial presentation at the last meeting. At that time the Planning Commission asked for the applicant to address the Montgomery County Planning Commission review letter and provide a Transportation Impact study. The applicant has returned with a revised plan and the traffic impact study has been completed and provided. Ms. Von Spreckelsen explained the Conditional Use law and that townhomes are a permitted use and must be granted as long as they meet specific standards in the Zoning Ordinance. Mr. Elko discussed the Montgomery County review letter which consisted of the following categories: the historical context; historical materials; pedestrian/trail connections; and the road layout/access issues and incorporated what they could do on to the plan. The changes made to the plan consisted of removing/moving units 1-4 from the Butler Pike frontage to accommodate more open space near the entrance; moved the development away from Abolition Hall, leaving more area of meadow that won't be developed; and added sidewalks for pedestrian access along frontage and a trail and easement going through the eastern and southern perimeter of the site. With these revisions they are still able to maintain adherence to the zoning requirements. The density is still 5.63 units per acre which is below the maximum permitted; building coverage is 13%; and impervious coverage is 40%. In addition, the Montgomery County Planning Commission recommended setting aside area for the future re-alignment of Butler Pike, based on feedback and opposition they removed it from the plan but have left space if it is ever to be implemented in the future. Mr. Elko walked through the specific sections of the Zoning Ordinance in the VC District required for Conditional Uses. Mr. Smith discussed the proposed design of the

townhomes and went over the sections of the Zoning Ordinance as they relate to building design. Mr. Hammond discussed the purpose/ intent of the traffic study; explained the process, and conclusions and also went over the section of the Zoning Ordinance that relates to the impact of traffic. Public Comment: Hope Nagy, 4 Tracy Road; William Hunter, 9 Marple Lane; Frank Scarpello, 6326 Arlingham Road; Robert Bisbang, 4005 S. Warner Road; Pat Skiba, 4044 Butler Pike; James Schmid, Schmid & Associates, Media, PA (on behalf of Friend of Abolition Hall) provided potentially expanded wetlands mapping; Tom Crompton, 4044 Friends Lane, showed pictures of site's flooding on 2/11/2108; Linda Doll, Fairway Road; David Contosta, 109 Ridge Pike (on behalf of Friends of Abolition Hall); Richard Abraham, 670 Bethlehem Pike; Sydelle Zove, 644 Harts Ridge Road, representing Friends of Abolition Hall; Ellen Miramontes, 3018 Jolly Road, Plymouth Meeting; David Miller, Trustee, Elder Quaker Meeting; Michael Fiorentino, Esq., Media, PA (on behalf of Friends of Abolition Hall); Steve Kaufman, 644 Harts Ridge Road; Lee Sheppard, 457 Dorum Road, Bucks County; Jim Cottrell, 4048 Friends Lane; and William Bolger, Historic Preservationist all spoke. Their concerns and comments included: the data used for the traffic impact study was questionable; concern that the peak traffic projected was not accurate; concerned with the soil conditions and wetlands delineation and potential associated riparian corridor, likelihood of sinkholes; adequacy of the stormwater management design and the depth of the detention basins; ability to comply with replacement requirements for the existing trees on the site; concerns about the historic resources and historic district compliance; the location of the emergency egress; that there is no commitment to a 'welcome park'; and safety of the public crossing Butler Pike using the County trail. The applicant's attorney responded to these concerns and noted that the majority are land development issues which will be addressed at the appropriate time. Mr. Cornog made a motion that the Planning Commission recommends to the Board of Supervisors that the conditional use of townhouses be approved on this site, noting that we are not recommending approval of the plan before us as it raises questions about the Riparian Corridor and that there are issues that need to be resolved, and that we would like to see a wider space next to Abolition Hall to allow for the historic building to be repurposed; seconded by Mr. Manuel, noting the motion is not intended to be a recommendation on the plan itself or regarding the geologic or hydrologic suitability of the site for development as it is expected to be fully vetted during the land development process. Vote 3-3

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 10:10PM.

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.