

MINUTES
PLANNING COMMISSION MEETING FEBRUARY 27, 2018

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

- The second Public Meeting for the update of the Comprehensive Plan's Land Use and Housing Elements will be held on Tuesday, March 20th at 7 PM at the Spring Mill Fire Company.

Correspondence

- 2018 Montgomery Awards Call for Entries
- Montgomery County Planning Commission – “Let’s Connect – Meet the Planning Commission,” March 7, 2018

3. Approval of Minutes:

- Mr. Dambman moved to approve the meeting minutes from February 13, 2018, seconded by Mr. Cornog. Vote 6-0-1 (Mr. Shula abstained, not present for that meeting)
- Mr. Cornog wanted to clarify the language he used in his motion from the February 13th meeting; what he intended to say was, “noting that we are not recommending approval of the plan before us as there are still questions about the existence of a Riparian Corridor at the present time”

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- SLD#06-17 Laurel Holdings Group, LLC, 633 Germantown Pike, Lafayette Hill; 2-Story Building; Preliminary Land Development Plan Review. Scott Mayer, the applicant, was present. Mr. Guttenplan briefly explained this is a preliminary plan, last seen by the Planning Commission when it went in front of the Zoning Hearing Board for several variances due to the odd shape of the corner lot and the building not quite fitting within the locational criteria of the VC-1 district along with some coverage issues. All of those variances were granted. The applicant is proposing a two-story office building (6,400 sq.ft. total) along with associated parking (32 spaces to accommodate office use per code) at the corner of Germantown Pike and Crescent Avenue. Mr. Mayer went over the elevations and architectural renderings. Some members were in favor of the overall look while some had concern about the height and architecture of the building. There were also some questions about the landscaping; Mr. Mayer explained that the arborvitae between this property and the adjacent residential property on Crescent would be maintained and that gaps would be planted; there was a suggestion to thin some out so that they could fill in better. Mr. Guttenplan explained that in order to comply with a setback requirement, the one parking space closest to Crescent Avenue would have to be relocated by eliminating the intervening planting island and putting the extra green space closer to the street, creating a longer throat entering the parking lot; elimination of the island does not create any zoning issues. The applicant discussed the waivers and there were no objections to the waivers, however, some

clarifications were necessary. Waiver request #4 was modified to be applicable to the Crescent Avenue access only; Waiver request #6 was determined to be no longer required (parking setback from Crescent Ave.); and Waiver request #8 was deferred to the Shade Tree Commission. Mr. Doran moved to recommend approval to the Board of Supervisors of the preliminary plan and waivers 1-3 as written; 4 modified – reduction of driveway width on Crescent Avenue only; #'s 5, 7 & 9-12 as recommended; and deferring #8 to the Shade Tree Commission, and also recommending compliance with the Montgomery County Planning Commission's 3 recommendations to the greatest extent possible; seconded by Ms. Patchen. Vote 7-0

6. Conditional Use Applications: None

7. Old Business: None

8. New Business: None

9. Public Comment:

- Linda Doll had concerns about 3-story buildings being allowed on Germantown Pike and asked about further wetland investigation on the Corson tract.

10. Adjournment:

- There being no further business, meeting was adjourned at 8:02 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.