

MINUTES
PLANNING COMMISSION MEETING MARCH 13, 2018

Attendees: Peter Cornog, Robert Dambman, Patrick Doran, Vince Manuele, Sherri Glantz Patchen, Scott Quitel, Laura Boyle-Nester (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

- Montgomery County Planning Commission – “Let’s Connect – Meet the Planning Commission,” **rescheduled to March 21, 2018**
- Montgomery County Planning Commission – “The Course in Community Planning”

3. Approval of Minutes:

- Ms. Patchen moved to approve the meeting minutes from February 27, 2018, seconded by Mr. Doran. Vote 5-0-1 (Mr. Quitel abstained; not at meeting)

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- SLD#01-18 Provco Pineville Fayette, LP, 1201 Butler Pike, Conshohocken, PA; Proposed Wawa/Parking & Egress; (Land Development Waiver). Ross Weiss, Esquire, representative for the developers was present. Mr. Weiss gave a brief history of the project. The proposed Wawa is located primarily in Conshohocken Borough with a small portion of the site located in Whitemarsh. The applicant received preliminary/final land development plan approval in Conshohocken. Three appeals are pending: land development approval has been appealed; the ordinance that was adopted for the use has been appealed; and a validity challenge has been filed to the Zoning Hearing Board. Applicant has requested bonds to be posted; court hearings expected possibly on May 8. Progress on the development will depend upon the outcome of the appeals. Mr. Weiss gave a power point presentation that showed the existing site with former car dealership and surrounding areas, proposed elevations, signage, and streetscape improvements. The proposed Wawa building footprint is 4746 sq.ft.; it will be open 24 hours a day/7 days a week; with 5 islands (20 fueling stations). The entire building and all of the fueling islands are located within the Borough. The land in the Township is proposed to contain 15 parking spaces, and the northernmost exit drive onto Butler Pike/Fayette Street; the access/egress onto this roadway has been submitted to PennDOT. The applicant is seeking a land development waiver for the portion in our Township; some action here is required because Whitemarsh Township has to sign plans (as well as Conshohocken Borough) in order to record them. There was one zoning issue concerning the height and location of the fence. The applicant will revise the plan, either move the fence back or adjust the height, to comply with the Zoning Ordinance. All other comments in the zoning letter are will comply. Planning Commission asked about other nearby Wawa's (to remain open); whether the Commission will see this plan again if waiver granted (no); along with a few minor clarifications. Public Comment: Steven Pollock, attorney, representing nearby neighbors was present. Mr. Pollock's points included increased traffic at the exit in Whitemarsh Township; the Township will lose out on the imposition of a

traffic impact fee if the waiver is granted; and that the development is not limited to just parking, the exit is a significant feature. Mr. Quitel moved to recommend approval of the land development waiver subject to later determination of the traffic impact fee by the solicitor and subject to compliance with conditions in the 3/2/2018 and 3/6/2018 letters from Mr. Sullivan and Mr. Guttenplan respectively; seconded by Mr. Doran. Vote 6-0

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 7:49 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.