

MINUTES
PLANNING COMMISSION MEETING MARCH 22, 2017
(Re-scheduled from March 14, 2017)

Attendees: Peter Cornog, Sherri Glantz Patchen, Scott Quitel, Terry Lefco, 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 Patchen

2. Announcements & Correspondence

- This meeting was advertised Monday, March 20, 2017 for legal purposes (since it was re-scheduled)
- A new agenda was given out this evening with the new meeting date on it and a change at the bottom under the projected agenda items.
- The Call for Entries for Montgomery Awards is looking for nominations. The deadline is May 12, 2017.

3. Approval of Minutes:

- Mr. Shula moved to approve the meeting minutes from February 11, 2017, seconded by Mr. Cornog. Vote 4-0 (Mr. Quitel not present for the vote.)
- Ms. Patchen noted two minor changes to the minutes. Mr. Shula moved to approve the meeting minutes (with noted changes) from February 14, 2017, seconded by Mr. Cornog. Vote 3-0-1 (Mr. Lefco abstained, not present at that meeting; Mr. Quitel not present for the vote.)

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- SLD#07-15 DJB Properties, LLC, 903 Spring Mill Avenue, Conshohocken, PA; 8 Townhomes (Final Plans). The Planning Commission last saw these plans as Preliminary Plans at the October 25, 2016 meeting. The Preliminary Plans received Conditional Preliminary Plan approval from the Board of Supervisors, on December 15, 2016. The Final Plans are consistent with the Preliminary Plans, with some minor modifications in response to the various reviews of the Preliminary Plan. Joe Estock, the applicant's engineer was present as was David Brosso of DJB Properties. Mr. Estock stated this is an eight-unit townhouse development divided into two groups of four. Four off street parking spaces were provided along with a small back up area; the internal driveways were widened six feet; public utilities are provided; and the stormwater management would be underground and discharged out to Sandy Street. Review letters were received from the Township Engineer and the Zoning Officer and they are in agreement and will address all comments. In response to Commission comment concerning trash collection: it has not been determined whether trash collection will be public or private. There are no dumpsters. Trash will be stored in each townhouse garage. In response to additional question about buffers, the landscape plan was displayed and buffers explained. It was also confirmed that no additional waivers are being requested; all were granted with the preliminary plan approval. No public comment. Mr. Shula moved to recommend approval of the final plan as presented; seconded by Mr. Lefco. Vote 5-0

6. Conditional Use Applications:

- CU#01-17 Shaun and Sally Nolan, 38 Taylor Road, Conshohocken, PA; Front Facing Solar Panels. Kaitlin Glenn with SolarCity and the Mr. Nolan were present. The applicant would like to install solar panels on part of their front roof in order to reach the proper offset. Without those panels it would remove 30-40% of the system's capacity; with them, essentially all power will be created with the solar array. Mr. Cornog asked what happens if SolarCity goes out of business. In response, SolarCity sells the equipment to investors who are then responsible for the maintenance of the system. None of the neighbors have indicated any objections. No public comment. Mr. Lefco moved to recommend approval of the conditional use application; seconded by Mr. Quitel. Vote 5-0
- CU#02-17 Jacqlyn Kaplan, 264 Birch Drive, Lafayette Hill, PA; Front Facing Solar Panels. This application has been postponed because the applicant was not present but the project was briefly discussed. Discussion included whether or not it would still be effective if only on the back, noting that this is proposed on a townhouse; economics of only having it on the back including cost of installation. Jim McGlinchey stepped up and discussed his own personal experience with solar panels. After the project was discussed, no recommendation was made. This will be placed on a future agenda.

7. Old Business: None

8. New Business: None

9. Public Comment: None

10. Adjournment:

- There being no further business, meeting was adjourned at 7:54 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 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.