

MINUTES
PLANNING COMMISSION MEETING APRIL 10, 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

- 2018 Montgomery Awards Call for Entries. Mr. Guttenplan mentioned that Jehovah's Witnesses (2015) and Brittingham's (2017) are still being held for consideration; Reiterating the previous nomination of Dr. Slawek's Orthodontist Office was also discussed; and the Streambank Stabilization of Andorra Creek performed by the Township is being recommended for the Environmental Stewardship Award. Mr. Cornog made a motion to submit the four projects that were discussed; seconded by Mr. Shula. Vote 6-0-1 (Mr. Quitel abstained)
- Ridge Pike Improvement Project Planning Commission Liaison. Mr. Cornog was nominated and accepted.

Correspondence

- Montgomery County Planning Commission – "Let's Connect – Meet the Planning Commission," **rescheduled to April 18, 2018**
- Waiver Letter (SLD#02-18 Joseph & Norma Jean Loughran)
- Announcement for MCPC refresher course for the Planning Code; Mr. Guttenplan noted that he is not familiar with the group sponsoring this course

3. Approval of Minutes:

- Ms. Patchen moved to approve the meeting minutes from March 13, 2018, seconded by Mr. Cornog. Vote 6-0-1 (Mr. Shula abstained; not at meeting)

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- SLD#03-14 Westaway, 505 Germantown Pike, Lafayette Hill, PA; 9 Townhouses, 4 Single Family Homes; Final Plan Review. Marc Jonas, Esquire, the applicant's representative, was present along with Jack Barbary, the Developer, and Estelle Eberhardt, the applicant's Engineer. Mr. Jonas explained they are back for final plan approval. The final plans are consistent with the preliminary plans; no significant layout or design changes have been made. The applicant has no issues with the Township Engineer's review letter; and the applicant received approvals from NPDES, Shade Tree Commission and received Conditional Use approval to allow Townhouses in the VC-1 district; PennDOT approval is anticipated. In response to Commission's questions, Mr. Barbary explained the landscape plan with 100% replacements proposed, as well as the pathway that will connect Germantown Pike to Westaway Drive and the swale and basin; it was also confirmed that the conditions imposed on the Conditional Use approval are reflected in this submission. Public Comment: Joshua Chapman, 509 Germantown Pike, had concerns with the new development adding enough trash capacity for all uses (new townhomes & existing businesses); what his legal rights are to access to his water meter under proposed driveway to the 4 singles and his maintenance responsibilities should repairs be necessary to his meter; and the school bus stop being landlocked during development. Mr. Jonas commented that his concerns are not within the purview of the Township, that they are private issues and will be resolved during construction; and there will be sufficient trash for the development (dumpsters for the townhouses). Mr. Shula made a motion to recommend approval of the final plan and would like some type

of agreement that the developer work with the private homeowners so that their services will not be interrupted; seconded by Mr. Cornog. Vote 6-0-1 (Mr. Dambman abstained)

- SLD#02-18 Joseph E. & Norma Jean Loughran, 6112 Sheaff Lane, Ft. Washington, PA; 3-Lot Minor Subdivision (Preliminary/Final Plan Review). Andrew Freimuth, Esquire, was present on behalf of the applicant along with Wendi Steffens, Sothebys Realty and daughter of the applicants and John Kolb with Woodrow & Associates, Inc. The applicant is seeking a recommendation for Preliminary/Final Plan approval. Mr. Freimuth presented the plan and described each lot. The applicant received Township review letters and will comply with the comments contained in the zoning letter and Township Engineer's review letter. The applicant submitted a waiver request letter reviewed by the Planning Commission and they were agreeable with all the waivers. The Commission questioned the intent for Lot 1 (a rear or flag lot, which has received variances for its configuration); to be conveyed to adjacent owners (Michael and Susan Schurr) with no current intent to build but not intended to be merged with their current lot along Sheaff Lane; also questioned the buildable area on Lot 3; sufficient area is available outside of the environmental constraints and riparian corridor. Mr. Shula moved to recommend preliminary/final approval; also recommending approval of the waivers as requested; he further suggested that notes are added to the plan subjecting any future property owner to adherence to the Township ordinances related to tree removal and replacement and subject to adding additional information to the plan on Lot# 3 to show a representative buildable area for prospective buyers; seconded by Mr. Doran. Vote 7-0

6. Conditional Use Applications:

- CU#01-18 John and Robin Naroznowski, 4029 Indian Guide Road, Lafayette Hill, PA; Front Facing Solar Panels. Mr. Guttenplan explained this is a Conditional Use application for front-facing roof-mounted solar panels; public hearing scheduled with the Board of Supervisors on April 12, 2018. This is a corner lot facing Indian Guide Road and the dead-end stub of Marquis Road, with solar panels planned for roof surfaces facing both streets. Mike Cornell, contractor with Pinnacle Exteriors, was present to answer questions; he confirmed that the solar panels would be owned by the homeowners. Mr. Doran moved to make a recommendation to the Board of Supervisors that this Conditional Use be approved; seconded by Mr. Quitel. Vote 7-0

7. Old Business: None

8. New Business: None

9. Public Comment:

10. Adjournment:

- There being no further business, meeting was adjourned at 8:16 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.