

**MINUTES
PLANNING COMMISSION MEETING MAY 14, 2019**

Attendees: Dave Shula, Sherri Glantz Patchen, Patrick Doran, Peter Cornog, Bob Dambman, Scott Quitel, Charles L. Guttenplan, AICP, Director of Planning & Zoning, Amy Grossman, BOS Liaison & Krista Heinrich, Township Engineer, T&M Associates

1. Call to order: 7:00 PM by Vice-Chair Dambman
2. Announcements & Correspondence

Announcements:

- Mr. Guttenplan stated the Audi Dealership that was proposed for the Land Development Award for the Montgomery Awards was submitted by their team along with a letter of support from the Township.
- Mr. Guttenplan stated the Montgomery County Planning Commission Housing Affordability Survey was forwarded to each member and asked that the members respond.

Correspondence:

- A new waiver list was given to the members for the applicant listed on the agenda for the shopping center

3. Approval of Minutes:

- Mr. Cornog moved to approve the minutes from the April 23, 2019 meeting; seconded by Ms. Patchen. Vote 4-0 (Mr. Shula and Mr. Doran abstained, they were not present at that meeting)

4. Zoning Hearing Board Appeals: None

5. Subdivision & Land Development Applications:

SLD#04-16 Brixmor Property Group/Whitemarsh Shopping Center, 10 Ridge Pike, Conshohocken, PA; 8,973 sq.ft. New (separate) Building and parking lot/access improvements; Preliminary Plan Review. Marc Kaplin, Esq., applicant's representative, and Brian Conlon, Langan Engineering were both present along with Bill Greimel, Brixmor. The applicant is proposing an additional 8,973-square foot retail building on the eastern end of the site, near the existing Panera Bread restaurant as well as re-designing the parking lot and entrances from Ridge Pike, along with proposing a stone trench system for stormwater management; new trash enclosures with landscaping; and relighting the entire parking lot. The parking improvements will eliminate the current angled parking, clean up the parking in the rear of the buildings for employee parking, and add islands and improve the internal circulation. The entries will be made safer by creating longer 'throats' so that vehicles entering/exiting won't conflict with vehicles circulating within the parking lot. This plan reflects improvements which will be needed as part of the County's Ridge Pike improvement project (retaining wall and sidewalk along the entire Ridge Pike frontage). In addition, the applicant received the following reviews: Township Engineer's review; Fire Marshal's review; Zoning Compliance review; Township Traffic Engineer's review of the traffic study; and the Montgomery County Planning Commission review. The Zoning Hearing Board approved six variances, with 13 conditions, on February 6, 2019; Mr. Kaplin also noted the nonconforming status of certain aspects of the shopping center.

Questions and comments from the Planning Commission: will there be re-grading involved due to the site sloping towards the buildings (in response there are 2 acres of disturbed area out of the 8 acres that will be raised up to make it level with the Panera Bread and a four-foot retaining wall will be installed); what is being done to reduce light bleed and light pollution; suggest lighting and security cameras with signage for the employees that park behind the building for their late night safety (in response, will consider this); would like to see a sidewalk added next to the new building for people to walk to the front (in response, will add this); will there be enough room to open doors with the parallel parking that is on the other side of the narrow island from the 90 degree parking spaces (in response, there is no difference if there were two cars parked perpendicularly but will add parking bumpers to avoid people from parking too far forward on the green space); who is paying,

who is building and when is the sidewalk on Ridge Pike being built (in response, this will be discussed once a meeting is held between the Township, the County and the Applicant; those questions will be answered prior to the application going in front of the Board of Supervisors); will any of the parking or additional construction affect the left turn out of any of the driveways (in response, no); are there going to be two lanes exiting (in response, the geometry of both driveways will stay the same, but with the addition of the ‘throats’); will the dropboxes or clothing drops be coming back (in response, no); and will anything be done to improve the area near Starbucks (in response, a stop bar and right turn only were discussed and will be looked at).

The applicant has requested twenty-five waivers and the Planning Commission discussed them and made the following motions (see attached list of requested waivers):

- #1 - §105-21.B(1)(n) – recommended granting a partial waiver as the applicant will be providing an aerial photo
- #2 - §105-21.B(13) – recommended for approval
- #3 - §105.21.B(15) – recommended for approval
- #4 - §105-21.B(17)(a) – recommended for approval
- #5 - §105-21.B(17)(b) – removed (not needed; information has been added to plan)
- #6 - §105-30(A) – *see below
- #7 - §105-38(C) & §105-50(C)(2) – recommended for approval
- #8 - §105-38-(H) – recommended for approval
- #9 - §105-38(I) - recommended for approval based on existing conditions
- #10 - §105-38(J) - recommended for approval based on existing conditions
- #11 - §105-38(K) – recommended for approval
- #12 - §105-38(O) – recommended for approval
- #13 - §105-38(P) – removed (not needed)
- #14 - §105-38(Q) – recommended for approval
- #15 - §105-38(S) – *see below
- #16 - §105-39(A) - deferred to the Shade Tree Commission
- #17 - §105-39(C) – recommended for approval
- #18 - §105-47(B) – removed (not needed)
- #19 - §105-48(A) – recommended for approval, subject to approval of Shade Tree Commission
- #20 - §105-52 – recommended for approval
- #21 - §105-53(D) – deferred to the Board of Supervisors
- #22 - §105-69(C) – *see below
- #23 - §105-73 – *see below
- #24 – Resolution 2004-8 § I(C)(1)(b) – recommended for approval
- #25 – Resolution 2004-8 § I (C)(8)(d) – removed (not needed)

* Planning Commission wants sidewalks on Ridge Pike; No sidewalk on Butler Pike – not feasible due to space limitation. Whether these waivers will be needed will depend upon the outcome of discussions among Township, County and Applicant.

Public Comment: Eli Glick, 7 Whitefield Drive, questioned the distance between the old building and the new building; doesn’t see grass growing with the tightness between the two buildings and the shade; wants to know what happens to the snow, where will it be piled up, and the salt residue will impact the new green areas; wanted to know what it means if the Commission recommends denial of the waivers, it was explained that the applicant can still go to the Board of Supervisors if they choose to; feels this is a lousy plan; the Zoning Hearing Board made it more non-conforming; they are creating a concrete jungle; suggested not to grant the waivers, they make no sense. David Brooman, High Swartz, representing the McCarricks, 34 Lisa Lane, stated his client has very unique health conditions aggravated by fumes from cars and trucks; they are requesting five parking spaces be eliminated; the applicant is considering installing three electric charge spaces closest to McCarricks’ home; brochures showing representative equipment were distributed.

Mr. Shula made a motion to recommend approval of the preliminary plan and granting the waivers as listed above, subject to the changes including adding parking bumpers (in the perpendicular spaces adjacent to the parallel spaces and where there are no curbs), installation of three spaces with electric charging stations, and

shifting one space to get adequate walking space between the original and new building; seconded by Mr. Cornog. Vote 5-1

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 9:34 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.

All written or graphic material that is presented to the Planning Commission at a public meeting shall be kept in Township files and is subject to examination under the PA Right-to-know Law.