

MINUTES
PLANNING COMMISSION MEETING JULY 10, 2018

Attendees: Peter Cornog, Bob Dambman, Patrick Doran, Vince Manuele, Sherri Glantz Patchen, Scott Quitel, 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

- Mr. Cornog and Mr. Guttenplan attended the Ridge Pike Project meetings and gave an update on the status of engineering work on both sections (Crescent Ave. to Northwestern Avenue—final engineering, and Harmon Road/Butler Pike to Crescent Avenue—preliminary engineering).

Correspondence

- New agenda was given to each Planning Commission member
- New housekeeping amendment distributed
- Montgomery County Planning Commission New Town Mixed Use District which Jody Holton, Executive Director sent with a follow-up e-mail

3. Approval of Minutes:

- Ms. Patchen moved to approve the minutes from the June 26, 2018 meeting; seconded by Mr. Cornog. Vote 5-0-1. Mr. Dambman abstained (not present at that meeting)

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- None

6. Conditional Use Applications:

- CU#02-18 Merakey c/o Kevin Cybularz, Director of Real Estate, 620 Germantown Pike, Lafayette Hill, PA; Monument Sign. Present were Daniel Rowley, Esquire, from the law firm of Kaplin Stewart, representing the applicant as well as Shawn Hughes, Maintenance Manager from Merakey USA. This property has recently been rebranded (formerly known as NHS Human Services) and its existing sign was nonconforming. Under the terms of our Zoning Ordinance, if the graphics on a sign are changed to an extent of 50% or more, the sign must come into complete conformance with the Ordinance requirements. Therefore, their freestanding sign is proposed to be modified as an illuminated (4 ground mounted LED lights) monument sign, which currently requires conditional use approval in the VC District. It is somewhat unique as it is a 'V-type' sign, with two sign faces with a 41-degree angle between them; being less than a 45-degree angle, only one face needs to be computed to determine 'sign area'. The sign conforms to all requirements for the monument sign. Ms. Patchen moved to recommend that the Board of Supervisors approve the conditional use; seconded by Mr. Doran. Vote 6-0
- CU#03-18 Charles and Joyce Buttz, 4028 Macniff Drive, Lafayette Hill, PA; Front Facing Solar Panels. Courtney Schallhorn with Tesla, was present representing Tesla and the applicant along with Charles and Joyce Buttz, the applicants. This property is in the A—Residential District. Due to the location of the house and the shade from the large trees, placing the solar panels on the rear of the house will not be as efficient. As required by our ordinance, the Township Engineer has reviewed the proposed installation and determined

that it would be an effective solar installation for this property. Mr. Doran moved to recommend that the Board of Supervisors approve the front facing solar panels; seconded by Mr. Dambman. Vote 6-0

7. Old Business:

- Selective Housekeeping Amendment of the Zoning Ordinance—Review of Proposed Ordinance. Mr. Guttenplan made some changes to the draft based on comments made at the May 22, 2018 meeting and based upon subsequent discussions with the Township Solicitor. As a reminder, the text amendments included in the current proposed ordinance include: some definition amendments and new definitions; removal of the conditional use requirement for front-facing roof-mounted solar panels and some minor related modifications to the solar energy section; removal of the conditional use requirement for freestanding (monument) signs in the VC Village Commercial District; adding lighting requirements in the VC District; and several other minor edits to a number of other provisions. Compared to the version discussed on May 22, 2018 and the one submitted with the packets, the version of the ordinance handed out tonight also has a few additions. A definition of ‘hold harmless agreement’ has been added as have time limits for approval under the Wireless Communications Facilities article; also a reduction to 15 feet separating a freestanding accessory building from the principal building on a lot. This is on the agenda for the Commission to continue its review of this amendment package with the goal of making a recommendation to the Board of Supervisors for approval of these amendments, after holding the required public hearing. Commission members discussed and asked about several of the provisions, including the definition of ‘hold harmless agreement’, which was thought to be a combination of a definition and also containing activities requiring such an agreement; also discussed were the revised definitions of ‘medical office’ and ‘professional office’. After discussion concluded, Ms. Patchen moved to recommend approval of the proposed ordinance contingent upon discussing the definition of the ‘Hold Harmless Agreement’ with the Solicitor to see if he concurred with shortening it to remove activities that are listed in the drafted definition; seconded by Mr. Doran. Vote 6-0

8. New Business: None

9. Public Comment: None

10. Adjournment:

- There being no further business, meeting was adjourned at 8:20 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.