

MINUTES
PLANNING COMMISSION MEETING JULY 24, 2018

Attendees: Bob Dambman, Patrick Doran, Vince Manuele, Sherri Glantz Patchen, Dave Shula, Charles L. Guttenplan, AICP, Director of Planning & Zoning, Amy Grossman, BOS Liaison, Jim Sullivan, Township Engineer, T&M Associates

1. Call to order: 7:00 PM by Chair Manuele
2. Announcements & Correspondence

Announcements

Correspondence

3. Approval of Minutes:

- Ms. Patchen moved to approve the minutes from the July 10, 2018 meeting; seconded by Mr. Doran. Vote 4-0-1. Mr. Shula abstained (not present at that meeting)

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- SLD#06-17 Laurel Holdings Group, LLC, 633 Germantown Pike, Lafayette Hill, PA; 2-Story Building/3,163 sq.ft.; Final Plan Review. Scott and Jon Mayer, the applicants, were present. The layout of the building and site is consistent with the preliminary plan; the only minor change is that the parking along the northeastern property line has been adjusted to create a longer throat at the entry so that no parking is within 10 feet of the ultimate right-of-way of that road. That change was required on the preliminary plan, for ordinance compliance. Jon Mayer discussed the building materials which meet the Village Commercial requirements and will be verified in accordance when the building permits are submitted. He discussed elevations with and without a clock tower on the corner of the building. In response to a question, Jon Mayer indicated that the buffer along the residential property would be supplemented and a fence is planned. No public comment. Ms. Patchen made a motion that the Board of Supervisors approve the final plan; seconded by Mr. Shula. Vote 5-0
- SLD#05-14 901 Washington Partners, LP, 901 Washington Street, Conshohocken, PA; Townhomes; Sketch Plan (discussion only). Jim Vesey, owner/partner along with Jim Bannon, Civil Engineer, with Nave Newell were present. (Mr. Vesey reminded the Commission that Eli Kahn, Matthew Adams, and Gary Toll are also partners in this project.) This site is the former Finneran and Haley Paint manufacturing site. Preliminary and final plans for an 82,000-square foot, two-story office building were approved in June, and November, 2015, respectively. This development did not proceed due to market constraints. The applicants are now proposing a plan for 75 dwelling units; they are a combination of over/under townhomes and traditional townhomes. Garage parking as well as some surface parking, is proposed, though in their review, the Montgomery County Planning Commission suggested a podium parking arrangement for better control of possible floodwaters. The County also suggested increasing river views by removing one building and re-allocating the units from that building. Jim Vesey indicated that they concur with the County's parking recommendation but not the idea of removing an entire building along the river. He explained the price point and consumer preferences for the different types and locations of units. The Planning Commission concerns included the adequacy of the proposed parking, river views, public amenities and flooding issues; trash removal (individual; no dumpsters); increasing river access; use and size of open space 'courtyards' (not yet designed) and possibly increasing space between buildings; any zoning relief needed (yes, some same as with office plus some additional variances since this is now residential); any

significant issues with the review letters (other than some relief that is needed, most are 'will comply'). The Applicant will take all comments into consideration and evaluate the design suggestions made; The access through David's Bridal was discussed; an easement is in place but traffic through that site will be controlled due to physical limitations; it is likely a gate arrangement will be used to restrict traffic to unit owners and guests only and that this will not be an extension of Washington Street. While no architect has yet been hired, concepts for building designs were shown; over/under units were explained as was the parking and number of spaces (compliant at 132). Public Comment: Alexa McDevitt, Associate Corporate Counsel, on behalf of David's Bridal, stated their largest concern relative to access through their site is pedestrian and employee safety and the stairwell that juts out from their building into the parking/driving area. They are willing to meet to discuss the project further. It was pointed out by Mr. Guttenplan that an acceptable arrangement had been made for limited traffic and pedestrian access through David's Bridal for the approved office plan.

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 8:24 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.