

MINUTES
PLANNING COMMISSION MEETING AUGUST 28, 2018

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

1. Call to order: 7:03 PM by Chair Manuele
2. Announcements & Correspondence

Announcements

- At the end of the meeting, Mr. Guttenplan reminded the members that there is going to be a final Comprehensive Plan Update Public Meeting on Thursday, Sept. 20th at 7 PM in the Township Meeting Room. He also mentioned that the October 9th Planning Commission meeting will be devoted to a presentation and discussion of the Update with the consultant.

Correspondence

- None

3. Approval of Minutes:

- Mr. Dambman moved to approve the minutes from the July 24, 2018 meeting; seconded by Ms. Patchen. Vote 5-0-1. Mr. Cornog abstained (not present at that meeting)

4. Zoning Hearing Board Appeals:

- None

5. Subdivision & Land Development Applications:

- SLD#03-18 Rockcorp 509S, LP, 509 & 515 S. Bethlehem Pike, Fort Washington, PA; 2-Lot Minor Subdivision; Preliminary/Final Plan Review. Julie Von Spreckelsen from Eastburn & Gray was present on behalf of the applicant along with Tim Woodrow, Project Engineer and David Rocchino, the applicant. The site is zoned Village Commercial, VC-1. There are two existing dwellings on 509 Bethlehem Pike (single-family and 3-unit apartment) as well as several accessory buildings; a single-family dwelling was originally located on 515 Bethlehem Pike but burned down several years ago and the remnants have been removed. The proposal is to move the lot line between the two lots, increasing the size of 515 and constructing a new single-family dwelling on the enlarged lot. Access would be from an extension of the driveway serving 509. The establishment of cross-easements will be required. Two variances were required for the new house and have been secured by the applicant (one for front yard setback and one to permit an on-site sewer). A Hold Harmless Agreement for the existing improvements within the ultimate right-of-way of Bethlehem Pike was obtained. A review letter was received from the Township Arborist and its findings were accepted, and the landscape plan approved by the Shade Tree Commission at their August meeting. (There was some discussion about the Shade Tree approval because the waiver letter presented indicated the actions they had taken, but it was dated in July; Mr. Woodrow explained that the waiver letter was incorrectly dated.) A review letter was received from the Township Engineer and from the Township Zoning Officer and all comments in the letters are 'will comply' with the exception of the requested waivers. Mr. Woodrow reviewed the waivers with the Commission using a revised waiver request letter that grouped the waivers by type. Mr. Sullivan indicated that he had no issue with the waivers (excluding the ones under the Shade Tree Commission's jurisdiction and #10 pertaining to park/rec land dedication or fee in lieu, which is considered by the Board of Supervisors); with respect to waiver of Section 105-36 to allow a stone driveway, Mr. Sullivan requested that the middle 12 feet be paved and that the outer stabilized shoulders could be stone. Mr. Shula moved to recommend that the Board of Supervisors approve the requested lot line change plan and

approve the requested waivers with the exception of #10 which they will not weigh in on, subject to compliance with conditions imposed by township staff; seconded by Mr. Cornog. Vote 6-0

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 7:47 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.