

**MINUTES**  
**PLANNING COMMISSION MEETING OCTOBER 9, 2018**

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

- ZHB#2018-23 Conshohocken Land Development, LLC, 252 Roberts Avenue, Conshohocken, PA; the applicant requested a continuance until the November 7, 2018 Zoning Hearing Board meeting with the idea that they will provide a revised sketch plan to the Planning Commission at their October 23, 2018 meeting.

**Correspondence**

3. Approval of Minutes:
  - Mr. Shula moved to approve the minutes from the September 25, 2018 meeting; seconded by Mr. Doran. Vote 6-0-1. Ms. Patchen abstained (not present at that meeting)
4. Zoning Hearing Board Appeals: None
5. Subdivision & Land Development Applications: None
6. Conditional Use Applications: None
7. Old Business: None
8. New Business:
  - Draft Comprehensive Plan (Selective) Update – Presentation and Discussion: Mr. Guttenplan explained that this is an update of the Land Use and Housing Elements of the 2003 Comprehensive Plan which began in August 2017. Kimberly Baptiste from Bergmann Associates explained that the plan update is intended to be an ‘aspirational’ document, providing a vision for future development; she discussed the key themes from the public and steering committee that they incorporated in the plan; the general organization of the plan (the purpose of the Comprehensive Plan and how we do we get there); that although the update is for Land Use and Housing, Circulation and Quality of Life influence these and are also included in the update with goals, policies and actions. The future land use plan and the future land use plan character areas were described and include Parks and Open Space, Conservation District Residential, Residential, Golf Course, Mixed-Use, Waterfront District, Research and Development District, and Historic District. Comments from the Planning Commission included: would like to see more specific action steps and would like to see examples of the actions implemented in other locations; the plan doesn’t go far enough to show developers what we want, for example, what would a healthy commercial corridor look like; what’s on paper is contradictive of what developers want to build; it was asked what changes the public wanted to see on the land use plan based on the second public workshop (concerned about scale and density if TOD is changed to mixed use; extend mixed use corridor on Germantown Pike; adding parks and open space); have any changes been made to the land use plan after the third public workshop (no); the overall health of the community impacted by green space, etc. should be considered; and will the plan discuss specific zoning updates needed (there will be a sidebar in the plan document providing more specific recommendations). Public comment: Eli Glick, 7 Whitefield Drive; Roy Wilson, 4006 Butler Pike; Steve Kaufman, 644 Harts Ridge Road; Sydelle Zove, 644 Harts Ridge Road; Joe Corcoran, 341 Militia Hill Road; Kirk Monteverde, 6014 Cannon Hill Road; and Linda Doll, Fairway Road all spoke. Their comments and concerns included: concerns about the process in general, not being properly notified of all meetings; would like the draft comprehensive plan made available

to the public on the website; would like the public to be more involved from here on out; there are many contradictions to the provisions of the code and to take a closer look at the definitions; identify the easiest things and address them; we don't need a comprehensive plan, we need a priority list of actions. All comments will be taken in consideration and a full draft of the comprehensive plan will be presented to the Planning Commission at a later date. Ms. Grossman told the audience that the documents for the Plan Update reviewed by the Planning Commission, would be on the Township's website by the end of the week. In concluding, Mr. Guttenplan explained that the Commission is required to hold a public meeting on the Plan and that reviews must be requested from the County, the School District and surrounding municipalities; the Planning Commission public meeting will not occur until these reviews have been received and ample time will be provided for the members to review the full draft. Once the Commission makes a recommendation on the Plan Update to the Board of Supervisors, the Board will have a public hearing; that will not take place until 2019.

- Zoning Ordinance Text Amendment – Sales of Fireworks. Mr. Guttenplan explained this is a Zoning Ordinance Text Amendment pertaining to the sale of fireworks. It is a companion ordinance to another one the Board will be considering which will create a new chapter in the Township Code generally dealing with the possession and use of fireworks throughout the Township, based upon a new state law passed in 2017 (Pennsylvania Fireworks Law, Act 43 of 2017). That law reserves the Township's right to regulate where in the Township, fireworks are sold. Ordinance #2018-25 would allow legal fireworks to be sold in locations in the CR-H and CR-L Districts (Commercial Retail High and Low Districts) and in the HVY Heavy Industrial District. The Ordinance establishes conditions that must be met and also provides regulations for the sale of fireworks from temporary structures (i.e.—tents set up for that purpose on properties within these districts). These conditions are based upon the provisions of Act 43. The sales of Fireworks are permitted only by Conditional Use. The Planning Commission members had questions about the sections of the ordinance where you can ignite and discharge fireworks to keep away from occupied areas and structures; and the sales of fireworks from June to July are reasonable but questioned the sales from early December to early January; also had questions about the 1500-foot separation requirements. Mr. Guttenplan explained that the Solicitor feels that these are reasonable and are based on similar requirements in Act 43. In addition, the Commission asked to clarify with the Solicitor that the definition of 16CFR is correct; and to determine if the conditional use approval once granted, would be good for every year or do they have to get re-approved every year. Mr. Cornog made a motion to recommend that the Board of Supervisors adopt the ordinance pursuant to holding a public hearing; seconded by Ms. Patchen. Vote 7-0

#### 9. Public Comment:

- Linda Doll, Fairway Road, had concerns about fireworks. She does not have an issue about the selling of the fireworks but with who is actually using them. She said they are harmful to both humans and animals and made suggestions that they insert a page in the newsletter with the rules, regulations and consequences for setting off fireworks.

#### 10. Adjournment:

- There being no further business, meeting was adjourned at 9:25 PM.

Respectfully submitted,

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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.