

**MINUTES  
PLANNING COMMISSION  
MAY 10, 2022**

**Attendees/Participants:** Sherri Glantz Patchen, Bob Dambman, Patrick Doran, Aaron Kostyk, Scott Quitel, Charlie Guttenplan, AICP, Director of Planning & Zoning, Krista Heinrich (Township Engineer), Vince Manuele (BOS Liaison), Dave Sander (Township Solicitor's Office)

1. **CALL TO ORDER:** 7:00 pm by Chair Kostyk

2. **ANNOUNCEMENTS & CORRESPONDENCE:** None

3. **APPROVAL OF MINUTES:**

- The April 12, 2022 meeting minutes were deferred to the next meeting; no quorum. (Mr. Dambman, Mr. Kostyk and Mr. Doran were not present at that meeting)

4. **ZONING HEARING BOARD APPEALS:** None

5. **CONDITIONAL USE APPLICATIONS:** None

6. **SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS:**

- Review SLD #06-22 Eric and Kelsey Riethmiller / 108 Hampton Lane, Blue Bell, PA Amended Final Plan (Lillian Elliott Subdivision)

Attendees: Robert E. Blue, Jr., P.E., Project Engineer at Robert E. Blue Consulting Engineers, PC; Eric Riethmiller, applicant/property owner

Mr. Guttenplan gave a brief introduction: This is a simple subdivision. This is a plan that was recorded in the late 90's that created Hampton Lane and 8 houses. Although submitted for a change to this one lot, it is actually an amended final plan for the entire subdivision (Lillian Elliott Subdivision). Lot #5, 108 Hampton Lane proposes a swimming pool and related improvements. During the review of the grading plan for the pool, it was discovered that an existing basin easement had to be revised. The purpose of the plan is to revise the easement and re-record the original plan. There is no impact to any other lots in the development.

Mr. Blue: There are some benefits to this plan vs. the old plan. The basin, when it was designed in 1988-89 allowed for the water to come into the basin and go straight out but only retain the 100-year storm. Under this one, they downsized the orifice which has a positive effect on the downstream property owner and controls more water than the original basin. His client will be responsible for the upkeep and maintenance of the basin and has also agreed to add additional landscaping buffer between the pool and neighbor.

Mr. Quitel: How is the basin being planted. The more root mass you have in there the better.

Mr. Blue: They are keeping some of the trees that are in the basin; the basin itself is going to be grass like it is right now. There is landscaping around the pool and there are some existing trees in the basin that will remain and will be maintained by the property owner and not the Township.

Mr. Quitel: burning bush is something you do not want to plant; it is a non-native easily spreading tree; winterberry is better. He wanted the applicant to ask Gale Nurseries if they can plant local native plants.

Mr. Riethmiller: Gale Nurseries has a plan with the trees, and they have prepared a fully detailed landscape plan. They will make sure to relay the message to Gale Nurseries to look into native plants.

Motion:

Ms. Glantz Patchen made a motion to recommend approval of the amended final plan; seconded by Mr. Doran.

Vote 5-0.

The minutes will reflect the applicant has agreed to review the plantings and make adjustments and present the plan showing native species to the Board of Supervisors.

**7. OLD BUSINESS:**

**8. NEW BUSINESS:**

**9. PLANNING COMMISSION MEMBERS COMMENTS:**

- Mr. Guttenplan announced: the next meeting on May 24, 2022, there will be a presentation of the Spring Mill Area Multi-modal and Land Use Study. It will be presented for the Planning Commission review, comments, and recommendation. It is considered as an amendment to the Comprehensive Plan and as such, will go before the Board of Supervisors on June 9, 2022, at which time there will be a public hearing and resolution for consideration. The draft document is available on the website Landing Page for the Spring Mill Area Study.

**10. PUBLIC COMMENT FOR NON-AGENDA ITEMS:** None

**11. ADJOURNMENT:**

- On a motion made by Mr. Doran; seconded by Mr. Dambman, the meeting was adjourned at 7:22 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 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.