

WHITPAIN TOWNSHIP PLANNING COMMISSION
APRIL 2015

A work session of the Whitpain Township Planning Commission was held on Tuesday, April 14, 2015 at 7:00 PM at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA for the purpose of reviewing the agenda of the public meeting to be held that evening. Chairman Kenneth Corti presided with Commission members Richard Shorin, Penelope Gerber, Bradley Tate, Edward McLaughlin and Tory Meitner present. Township Engineer James E. Blanch, P.E., Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus and Recording Secretary Karen Dolga were also present. Planning Commission member Otis Hightower was absent.

Mr. McManus announced that Zoning Hearing Board application **NO. 2040-15: GIANNI CALABRETTA** will not be heard this evening as it has been continued.

Chairman Corti announced that he would be recusing himself for Zoning Hearing Board application **NO. 2039-15: PHARMACEUTICAL RESEARCH ASSOCIATES, INC.** as his wife is employed with the company.

1. Review of a Land Development Plan for 775 Penllyn-Blue Bell Pike. This application involves the construction of a building addition of approximately 1,192 SF on approximately 0.35 acres of property located at 775 Penllyn-Blue Bell Pike. The property is zoned C - Commercial District.

Mr. Blanch provided a brief summary of the proposed land development application, stating that this is the second time the applicant will come through land development on the same parcel. He noted that a 1,200 sf addition requires five spaces and the applicant is providing five spaces. Mr. Blanch reported that the addition had been previously approved.

Additionally, the Planning Commission discussed the existing easement with Meadowlands Country Club.

2. Review of a Subdivision Plan for 1902 Yost Road. This application involves a three lot subdivision of approximately 1.90 acres of property located at 1902 Yost Road, which is on the southern side of Yost Road between Cortez Road and Mauck Road. Access to the site will be from both Yost Road and Cortez Road. The property is zoned R-2 Residential District.

Mr. McManus gave a brief summary of the subdivision application, stating that it is by-right and requires no variances.

The Planning Commission had some discussions regarding the required setbacks for the proposed lots, stormwater management, and neighbors' concerns.

Mr. Tate suggested the applicant demonstrate how the lots as proposed would work for building the homes and addressing stormwater concerns.

In addition, Mr. Rieker discussed the interpretation of setback requirements for irregular lots.

3. Waiver from Land Development Presentation for proposed land development at 1560 Wick Lane (Korman ARC Community). The waiver from land development proposes the extension of a driveway to connect Meadow Drive with Wick Lane and it include modifications to the existing parking lots. The property is zoned R-1 Residential District – developed under the PRD Ordinance #88.

Mr. Blanch provided a brief summary of the proposed waiver, stating that the road is private and not owned by the Township. He read a portion of the PRD guidelines Section “D”, Design Standards which does not require roads to be connected. Mr. Blanch mentioned that the applicant is proposing a loop road to improve access to the Community Center and pool. In addition, he stated that the road will be close to the existing buildings. Mr. Blanch explained that the applicant is proposing a 20 foot cartway instead of the required 22 foot wide cartway. He pointed out that he has recommended that the applicant install bollards along the building walls. Mr. Blanch also noted that stormwater management will be required.

A lengthy discussion ensued regarding a walking path, possibility of a gate on Wick Lane, safety, and emergency access.

4. Review current zoning hearing board applications.
 - 1.) **NO. 2037-15: JIM AND SUE SCHEFFLER** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XVI, Section 160-96.D relating to setback from streets in the R-9 Residential District; and (2) Article XXVIII, Section 160-202 relating to projections into front yards. Applicants propose to build at 12-foot by 10-foot sunroom on the front side of the house on the property located at 418 Honeysuckle Lane in the Township’s R-9 Residential District. Applicant’s requested variance relief, if granted, will allow (1) a setback of 22-feet to the right-of-way, where 32-feet currently exists, and a minimum of 32-feet is required under the Ordinance; and (2) the addition of the proposed sunroom within the front yard where the Ordinance prohibits any building or part of a building to be erected within the front yard.
 - 2.) **NO. 2038-15: GWENDOLEN W. AND STEPHEN C. BRYANT** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XIV, Section 160-83(B)(3) and (4) and Section 160-85(B)(2)(d) and (e), relating to dimensional standards for side yards and front yards; (2) Article XXVIII, Section 160-202 relating to projections into front yards; and (3) Article XXVIII, Section 160-203, relating to projections into side yards. Applicant proposes to construct a bedroom/bathroom addition within the side yard setback and a garage addition within the front yard setbacks along Dairy

Lane and Hereford Drive on the property located at 1130 Dairy Lane in the Township's R-7 Residential District. Applicant's requested variance relief, if granted, will allow (1) the construction of the bedroom/bathroom and garage additions, resulting in a side yard setback of 9-feet 6-inches and front yard setbacks of 26-feet 3-inches and 21-feet 11-inches along Dairy Lane and Hereford Drive, respectively, where currently the side yard setback is 9-feet 5-inches and the front yard setbacks are 30-feet 8-inches and 35-feet, and the Ordinance requires a minimum setback of 10-feet for side yards and a minimum setback of 35-feet for front yards; (2) the construction of the proposed garage addition within the front yard setbacks along Dairy Lane and Hereford Drive where the Ordinance prohibits any building or part of a building to be erected within the front yard; and (3) the addition of the proposed bedroom/bathroom addition within the side yard where the Ordinance prohibits any building or part of a building to be erected within the side yard.

- 3.) **NO. 2039-15: PHARMACEUTICAL RESEARCH ASSOCIATES, INC.** request variance relief from Article XXVI, Section 160-191.F of the Whitpain Township Zoning Ordinance, as amended, relating to the schedule of sign regulations in the AR, A-R-1, R-E and I Districts. Applicant proposes to install a 107.2 square-foot façade sign on the Hillcrest III Building located at 731 Arbor Way in the Township's I-Limited Industrial District. Applicant's requested variance relief, if granted, will allow the installation of a 107.2 square-foot façade sign, where a 24 square-foot sign is currently permitted in accordance with Decision #1940-12, and the Ordinance permits a maximum of 16 square-feet.

5. Review of pertinent planning issues.

Mr. Blanch announced that the next meeting of the Comprehensive Plan Committee will review a draft of the Comprehensive Plan. This meeting is scheduled for May 21, 2015.

The work session adjourned at 7:31 PM, at which time the Planning Commission members left for the public meeting.

Respectfully submitted,



Karen M. Dolga, Recording Secretary

**WHITPAIN TOWNSHIP PLANNING COMMISSION MEETING
APRIL 2015**

The fourth meeting of the Whitpain Township Planning Commission for the year 2015 was held on Tuesday, April 14, 2015 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Kenneth Corti presided with Commission members Richard Shorin, Penelope Gerber, Edward McLaughlin, Bradley Tate, and Tory Meitner present. Township Engineer James E. Blanch, Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus and Recording Secretary Karen Dolga were also present. Planning Commission member Otis Hightower was absent.

Chairman Corti called the meeting to order at 7:32 PM. The members of the Planning Commission and Township Staff introduced themselves to the public that were present.

Chairman Corti announced that Zoning Hearing Board application **NO. 2040-15: GIANNI CALABRETTA** will not be heard this evening as it has been continued.

1.) Approval of minutes.

Chairman Corti called for any comments or questions on the March meeting minutes from the audience. There being none, Mr. Meitner made a motion, seconded by Mrs. Gerber, to approve the minutes of the March 10, 2015 meeting of the Planning Commission. The motion passed 6-0.

2.) Review of a Land Development Plan for 775 Penllyn-Blue Bell Pike. This application involves the construction of a building addition of approximately 1,192 SF on approximately 0.35 acres of property located at 775 Penllyn-Blue Bell Pike. The property is zoned C - Commercial District.

Present for the applicant: Arthur Herling, ABH Builders

Mr. Herling provided a brief summary of the proposed land development application, stating that they are proposing an addition and six additional parking spaces on the property. He mentioned that he has received Mr. Blanch's review letter and will comply with most of the items listed, but noted that there were a few minor items to review regarding stormwater. Mr. Herling noted that Mr. Blanch recommended that the applicant reduce six parking spaces to five. Mr. Herling stated that they are okay with it, but mentioned they may need a little room for access to the patio. He inquired if they could avoid the land development process if they need the one space in the future. Mr. Blanch responded that it is something that can be held in reserve.

Chairman Corti questioned if the applicant owns an easement from Meadowlands Country Club. Mr. Herling replied yes. Chairman Corti asked if an additional easement will be needed for this application. Mr. Herling responded no, that this will be on his parcel that he owns and will not need any additional easements from anyone.

Mr. Rieker mentioned that it is a good idea to preserve the large Sycamore tree for the streetscape. Mr. Rieker's referred to his review letter dated April 14, 2015 regarding perpetuating the building style architecture. He asked if the architecture of the addition will be commensurate with the existing building style. Mr. Herling responded that it currently has a colonial look and the addition will blend in. Mr. Rieker noted that if you are able to save the large Sycamore tree, then he would not recommend requiring a landscape plan.

Chairman Corti called for any additional comments or questions from the audience. There were none.

There being no further comments or questions, a motion was made by Mr. Shorin, and seconded by Mr. Tate to recommend that the Board of Supervisors approve the land development application for 775 Penllyn Blue Bell Pike.

The motion passed 6-0.

- 3.) Review of a Subdivision Plan for 1902 Yost Road. This application involves a three lot subdivision of approximately 1.90 acres of property located at 1902 Yost Road, which is on the southern side of Yost Road between Cortez Road and Mauck Road. Access to the site will be from both Yost Road and Cortez Road. The property is zoned R-2 Residential District.

Present for the applicant: Joseph Palmer, Applicant

Mr. Palmer gave a brief summary of the proposed application, stating that he purchased the property in September. He mentioned that the property is large enough to build four lots if the existing building was demolished. Mr. Palmer stated that he decided to restore the home and subdivide into two additional lots. He noted that his daughter will live on one lot. In addition, he remarked that the existing home has been in disrepair for 8 years and he has cleaned it up to rent it temporarily during the subdivision. Mr. Palmer pointed out that the proposed subdivision conforms to zoning. He added that he will be eliminating a curb cut on Yost Road.

Planning Commission comments:

Mr. Tate asked Mr. Palmer to explain the yard configurations on the plan.

Mr. Palmer stated that he met with Code Enforcement Officer made revisions to the lot layouts to conform to zoning. Mr. McManus pointed out the yard requirements for irregular lots such as the lots proposed.

Mr. Tate asked Mr. Palmer to provide more detailed plans demonstrating how the

homes will fit in the building envelope and how the grading and stormwater will work. Mr. Tate mentioned that this may help address the neighbors' concerns identified in their letters. Mr. Palmer stated that he has not seen letters from residents.

Mr. Palmer reiterated that the lots comply with zoning and he is not certain that lot 2 will ever be developed.

The Planning Commission recommended that applicant come back with a plan showing the lots as if they were developed showing building footprints, driveways, grading and stormwater so an informed decision can be made. It is better to address land development issues collectively instead one lot at a time.

Mr. Shorin commented the property is at the top of the hill where there are already water issues and asked what can be done to ensure it will not be made worse.

Mrs. Gerber suggested that the Planning Commission walk the lots to see the drainage. She stated that the Planning Commission cannot recommend having something built if it will make conditions worse for the existing homes.

Mr. Blanch stated that there are water flow requirements for the Stony Creek watershed, but a NPDES permit is not required.

Mr. Rieker stated that most of his comments listed in his review have been addressed with the new plan. He suggested the applicant show they meet the lot size requirement for Lot 3 when you deduct the area that is less than 100 feet in width.

Mr. Rieker stated that while not concerned about the adequateness of the building envelopes, he would like to see more detail plans regarding grading, elevations and potential basins and swales.

Audience comments:

George McCool, 1418 Cortez Road submitted a petition signed by 62 neighbors expressing their objection to the proposal. He pointed out that Mr. Palmer also owns 1870 Yost Road and that both properties should be considered for land development at the same time. He commented that the neighborhood already had stormwater issues and this proposal will have a significant impact. The neighborhood already lacks inlets and adding three more homes only makes it worse. The lot lines and setback lines do not conform to zoning. In addition, he was concerned that the three new homes will alter the character of the neighborhood. Mr. McCool cited sections from the Township's Comprehensive

Plan that he submitted in his letter suggesting the proposed development does not achieve the goals of the Comprehensive Plan.

Leonard Perrone, 1463 Cortez Road, agreed with Mr. McCool sentiments and wanted to emphasize and ensure that the Township and Planning Commission understands the significance of the water runoff problem down Cortez Road. He stated that the woods are dying and provided a photo of a tree that uprooted and crushed his car due to stormwater and wet ground. Mr. Perrone noted that the standard recognized BMPs that are used today cannot be an option with for this property as it will add to an already high water table. Mr. Perrone stated that this will have to be done the old fashion way and install inlets and pipes to connect into Cortez Road to get that water out of the woods. In addition, Mr. Perrone stated that he would welcome a reduced subdivision of 2 lots and invited the applicant to walk the woods.

Lisa Auerbach, 1458 Cortez Road, commented that the water problem is worse on her side of street. She expressed that this is a major issue and that she is located at the bottom of the hill and water gets in her basement. She stated that she had spent over \$100,000 trying to rectify water from flowing in her basement.

Joseph Barry, 1445 Cortez Road, stated that the water comes down onto his property and he has installed a French drain that has helped, but did not correct the problem. He also mentioned that he reinforces what Mr. Perrone stated about the trees and woods dying.

Jason Powell, 1416 Mauck Road, asked if the property owner is required to build on those lots after they are subdivided or can the property owner sell the lots once it is subdivided. Mr. Tate replied that the property owner can sell at any time. Chairman Corti commented that multiple steps are required before construction.

Lauren Keatley, 1453 Balboa Bend, commented that Balboa Bend is also impacted by the water flow. She mentioned that the water runoff is so bad that the Township extended a large swale in her back yard and she had another swale installed along with a French drain and three different types of sump pumps.

Todd Richardson, 1431 Mauck Road, asked how far in the process are we and have the lots been approved. The Planning Commission explained that the subdivision has not been approved but the lots meet the zoning requirements and as proposed are by-right. It was noted that there is no guaranty that it will be approved.

Mr. Tate pointed out that the applicant is not obligated to provide more detailed plans, but the Planning Commission has requested plans to review on behalf of the community.

Linda McCool, 1418 Cortez Road, pointed out that behind Lot 1 there is a buried cement swimming pool that could create additional water problems with development.

Mr. Palmer stated that the drainage issues are a concern and do not want to add to the stormwater issue, but cannot fix all the water issues.

The Planning Commission chose to defer their decision regarding this application until the applicant provides more information. The Planning Commission requested that the applicant address the concerns of the neighbors and show how the lots, grading and stormwater will work for the entire site.

- 4.) Waiver from Land Development Presentation for proposed land development at 1560 Wick Lane (Korman ARC Community). The waiver from land development proposes the extension of a driveway to connect Meadow Drive with Wick Lane and it include modifications to the existing parking lots. The property is zoned R-1 Residential District – developed under the PRD Ordinance #88.

Present for the applicant: Richard Hubbert, Representative for Korman Properties

Mr. Hubbert provided a brief summary of the requested waiver from land development, to create a loop road by extending Meadow Drive through an existing parking lot to connect that to the existing parking lot off of Wick Lane to increase access to the leasing office and club house. Mr. Hubbert stated that the intention was to cut down on traffic on Wick Lane by allowing traffic to complete the loop. Mr. Hubbert mentioned that protective bollards will be installed where the proposed road pass the building. Mr. Hubbert added that Wick Lane, Meadow Drive, Birch Street and DeFlavis Circle are private roads which are owned and maintain by the applicant.

Chairman Corti asked if Mr. Hubbert asked the people in the apartments that are closest to the new proposed circulation route for their opinion. Mr. Hubbert replied yes and they are in favor.

Chairman Corti asked if the proposed road will eliminate useable area for the residents. Mr. Hubbert replied no not right now.

Mrs. Gerber asked if any trees will be removed. Mr. Hubbert replied no.

Mr. Shorin asked if the applicant would consider some sort of traffic calming like speed bump. Mr. Hubbert responded yes. He stated that the road will be only 20 feet wide and there will be speed bumps.

Mr. Blanch mentioned that the added impervious of 5,000 sf will have a minimal impact on stormwater.

Mr. Rieker commented that the proposal improved circulation will benefit emergency services. He asked if the applicant plans to leave road open. Mr. Hubbert replied yes.

Mr. Blanch suggested where the road is 20 foot wide to install a raised table to help slow cars down.

Audience comments:

Diane Schick, 1420 Wick Lane, voiced a concern regarding cut through traffic from Route 202 noted that cars speed through. She felt the proposal will add to the cut through traffic making it more dangerous for children and dog walkers. Ms. Schick questioned why the resident can't walk to the club house. Mr. Hubbert replied they do not walk they drive all the way around on Wick Lane.

There was some discussion regarding speed bumps, gated access and signage.

Chairman Corti called for any additional comments or questions from the audience. There were none.

There being no further comments or questions, a motion was made by Mr. Shorin, and seconded by Mrs. Gerber to recommend that the Board of Supervisors approve the waiver from land development for 1560 Wick Lane (Korman ARC Community) subject to the applicant complying with the Township Engineer's review letter.

The motion passed 6-0.

- 5.) Review of current Zoning Hearing Board applications.
- 1.) **NO. 2037-15: JIM AND SUE SCHEFFLER** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XVI, Section 160-96.D relating to setback from streets in the R-9 Residential District; and (2) Article XXVIII, Section 160-202 relating to projections into front yards. Applicants propose to build a 12-foot by 10-foot sunroom on the front side of the house on the property located at 418 Honeysuckle Lane in the Township's R-9 Residential District. Applicant's requested variance relief, if granted, will allow (1) a setback of 22-feet to the right-of-way, where 32-feet currently exists, and a minimum of 32-feet is required under the Ordinance; and (2) the addition of the

proposed sunroom within the front yard where the Ordinance prohibits any building or part of a building to be erected within the front yard.

Present for the applicant: Jim and Sue Scheffler, Applicant

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

Mr. Shorin commented that this request seems reasonable and comparable with other requests in Blue Bell Springs.

The Planning Commission chose to remain neutral on the subject application, and commented that it seems like a nominal and reasonable request.

- 2.) **NO. 2038-15: GWENDOLEN W. AND STEPHEN C. BRYANT** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XIV, Section 160-83(B)(3) and (4) and Section 160-85(B)(2)(d) and (e), relating to dimensional standards for side yards and front yards; (2) Article XXVIII, Section 160-202 relating to projections into front yards; and (3) Article XXVIII, Section 160-203, relating to projections into side yards. Applicant proposes to construct a bedroom/bathroom addition within the side yard setback and a garage addition within the front yard setbacks along Dairy Lane and Hereford Drive on the property located at 1130 Dairy Lane in the Township's R-7 Residential District. Applicant's requested variance relief, if granted, will allow (1) the construction of the bedroom/bathroom and garage additions, resulting in a side yard setback of 9-feet 6-inches and front yard setbacks of 26-feet 3-inches and 21-feet 11-inches along Dairy Lane and Hereford Drive, respectively, where currently the side yard setback is 9-feet 5-inches and the front yard setbacks are 30-feet 8-inches and 35-feet, and the Ordinance requires a minimum setback of 10-feet for side yards and a minimum setback of 35-feet for front yards; (2) the construction of the proposed garage addition within the front yard setbacks along Dairy Lane and Hereford Drive where the Ordinance prohibits any building or part of a building to be erected within the front yard; and (3) the addition of the proposed bedroom/bathroom addition within the side yard where the Ordinance prohibits any building or part of a building to be erected within the side yard.

Present for the applicant: Gwendolen and Stephen Bryant, Applicant

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

Mr. Bryant gave a brief summary of the proposed request, stating that they are proposing to build a garage in the front yard, a downstairs bedroom and bathroom

with the intent to prepare the house for when they are older to be able to live on the first floor if needed.

Mr. Shorin commented that in looking at the plans it is not a typical lot and that there seems to be minimal impact to the neighbors. He suggested providing landscaping to make it look more appealing.

Mr. Rieker clarified with the applicant that this use will be solely for homeowner use and not an in-law suite or rented.

Audience comments:

Mary Ann Schieve, 1120 Dairy Lane, is adjacent to the addition and expressed a concern that the addition projects too far into the yard. She inquired if there was another plan that could be proposed. Ms. Schieve commented that the shape is very different than any other addition. Additionally, she had concerns regarding the view and safety.

Mr. Tate asked the applicant if he has elevations and plot plans that he will be presenting at the Zoning Hearing Board. Mr. Bryant replied that he has elevations from a similar existing plan.

Mr. Tate suggested that the applicant have an exhibit demonstrating their proximity between the addition and the neighbor's house.

Mr. Rieker commented that the applicant show elevations and landscaping details.

The Planning Commission chose to remain neutral on the subject application, and commented that it seems minimal impact to the neighbors and suggested adding landscaping to make it look more appealing. After listening to a neighbor's concerns, the Planning Commission suggested that the applicant provide renderings, landscaping and elevation plans for the Zoning Hearing Board meeting.

Chairman Corti announced that he would be recusing himself for Zoning Hearing Board application **NO. 2039-15: PHARMACEUTICAL RESEARCH ASSOCIATES, INC.** as his wife is employed with the company.

- 3.) **NO. 2039-15: PHARMACEUTICAL RESEARCH ASSOCIATES, INC.** request variance relief from Article XXVI, Section 160-191.F of the Whitpain Township Zoning Ordinance, as amended, relating to the schedule of sign regulations in the AR, A-R-1, R-E and I Districts. Applicant proposes to install a 107.2 square-foot façade sign on the Hillcrest III Building located at 731 Arbor Way in the Township's I-Limited Industrial District. Applicant's requested

variance relief, if granted, will allow the installation of a 107.2 square-foot façade sign, where a 24 square-foot sign is currently permitted in accordance with Decision #1940-12, and the Ordinance permits a maximum of 16 square-feet.

Present for the applicant: Carl Weiner, Esq.

At this time, Chairman Corti recused himself and stepped down from the dais and sat in the audience. He did not participate on this agenda item.

Mr. Weiner provided a brief summary of the requested relief for a sign for Hillcrest III. He mentioned that his client will be moving into an approximate 30,000 sf Hillcrest II building and will occupy approximately 110,000 sf of Hillcrest III building. Mr. Weiner stated that his client is basically taking over the Hillcrest III building with approximately 600 to 850 employees. He noted that the purpose of this is to have signage that is scaled to the building and identifying the building quickly. Mr. Weiner stated that the proposed signage is facing the parking lot and the amount of signage is less than 1% of the building façade.

Mr. Shorin asked if the sign will be lit. Mr. Rieker replied it will be internally lit channel letters.

Mr. Shorin asked to clarify that the sign is on the corner of the building facing the facing traffic circle. Mr. Weiner replied yes.

Mr. Rieker commented that the signage looks great. Knowing that the applicant will occupy the majority of the building their signage request seems appropriate.

Vice Chairman Tate mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

Vice Chairman Tate called for any additional comments or questions from the audience. There were none.

The Planning Commission chose to remain neutral on the subject application, and commented that PRA will occupy the majority of the Hillcrest III building.

6.) Pertinent Planning Issues

Chairman Corti announced that the Township and the Comprehensive Plan Committee conducted four Town Hall meetings between February and March. He stated that the Draft Comprehensive Plan will be presented on May 21, 2015.

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There being no further business to come before the Commission, a motion was made by Mr. Shorin, and seconded by Mrs. Gerber to adjourn. The meeting adjourned at 9:15 PM.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Richard Shorin". The signature is fluid and cursive, with the first name "Richard" and the last name "Shorin" clearly distinguishable.

Richard Shorin, Secretary

PETITION REGARDING DEVELOPMENT OF 1902 and 1870 YOST ROAD

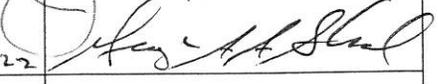
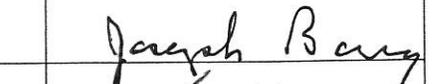
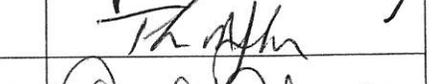
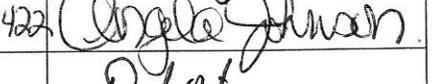
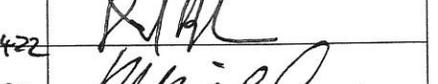
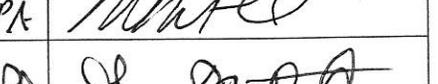
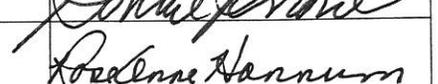
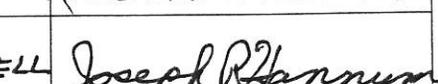
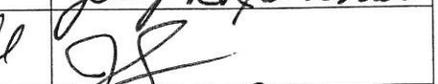
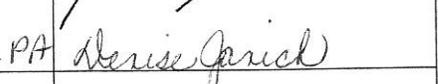
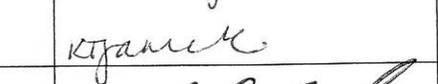
We the neighbors and concerned citizens of Whitpain Township, Pennsylvania, wish to express our opposition and objection to the proposed development of 1902 Yost Road (and 1870 Yost Road) for the following reasons:

1. Although the owner has not yet submitted the expected plan for development of the property at 1870 Yost Road, the plan for development of these properties should be considered together as they are located within a few properties of each other on the same Road and owned by the same profit driven Generation Skipping Trust.
2. The area of the proposed development at 1902 Yost Road is subject to substantial storm water run-off issues, particularly with regard to the properties located at 1417 and 1427 Cortez Road, both of which have installed improvements to remediate same. Any change of the run-off pattern and the placement of substantial roofing and paved driveways on the property at issue, which is 30 feet above sea level higher than neighboring properties, will have a substantial negative impact on the area homes and properties.
3. The proposed building sites at 1902 Yost Road do not comply with the appropriate Township Code sections regarding rear yard requirements in that neither lot fully has the required 50 foot rear yard spacing, and proposed Lot 2 is almost completely non-compliant with mandated rear yard spacing from Lot 1's property line.
4. The property(ies) are being developed substantially for rental use which is contrary to almost all of the family/resident property ownership which surround the property(ies) at issue. Further, the planned or proposed development would place between 3 and 5 rental properties within 7 properties along or very close to the intersection of Yost and Cortez Roads.
5. The proposed and planned development of these properties does not preserve and reinforce and, in fact, conflicts with the character of the existing neighborhood, does not maintain the rural-suburban character of the area, does not respect the environmental features which contribute to the scenic and visual quality of the neighborhood, and does not coordinate the location and development of new spaces with the existing uses.

As such, we request that the Whitpain Township Planning Board and/or Board of Supervisors deny the proposed and expected development requested by the Palmer Generation Skipping Trust.

Respectfully submitted,

PETITION REGARDING DEVELOPMENT OF 1902 and 1870 YOST ROAD

Printed Name	Address	Signature
Joan Shal	1410 Cortez Road Blue Bell	
GEORGE A. A SHAL	1410 CORTEZ RD BLUE BELL, PA 19422	
Dorothy Barry	1445 Cortez Road Blue Bell	
Joseph Barry	1445 Cortez Road Blue Bell	
Thomas Johnson	1427 Cortez Rd Blue Bell	
Angela Johnson	1427 Cortez Rd, Blue Bell, PA 19422	
David Bjordammen	1426 Cortez Rd Blue Bell PA 19422	
Marie Mitchell	1437 Cortez Rd Blue Bell, PA	
Craig Mitchell	1437 Cortez Rd, Blue Bell, PA	
Lawrence T. Perrone	1463 Cortez Road Blue Bell	
Bonnie J. Perrone	1463 Cortez Rd. Blue Bell	
ROSEANNE HANNUM	1417 CORTEZ RD, BLUE BELL	
JOSEPH HANNUM	1417 CORTEZ Rd BLUE BELL	
Joanne Stigelmann	1455 Cortez Rd Blue Bell	
Andrew Stigelmann	1455 Cortez Rd Blue Bell	
Aunt Marjorie S	1471 Cortez Rd. Blue Bell	
DENISE JANICK	1466 CORTEZ RD, BLUE BELL PA	
KATHRYN JANICK	1466 CORTEZ RD BLUE BELL PA	
John L. Janick	1466 Cortez Rd Blue Bell, PA	
Robert Roman	1475 Cortez Rd Blue Bell	

PETITION REGARDING DEVELOPMENT OF 1902 and 1870 YOST ROAD

Printed Name	Address	Signature
Kelly Romano	1475 Cortez Rd	Kelly Romano
Lorenzo Boscario	1482 Cortez Rd	Lorenzo Boscario
JAY CHAPGAR	1496 CORTEZ RD.	Chapgar
Kerban Clappan	" " "	kerapgan (make it 2 lots)
Tom Mullock	1483 BALBOA Bend	Tom Mull
Peter Cassone	1477 Balboa Bend	Peter J. Cassone
Phyllis Cassone	1477 Balboa Bend	Phyllis Cassone
Jack McGinley	1471 Balboa Bend	Jack McGinley
Yvonne McGinley	1471 Balboa Bend	Yvonne McGinley
Dick McGinley	1471 Balboa Bend	Dick McGinley
William R. Burr	1417 Gutierrez Dr.	William R. Burr
Anne M. Burr	1417 Gutierrez Drive	Anne M. Burr
Anthony Velucci	1964 Yost Rd	Anne
Kristi M. Mue	1964 Yost Rd	Kristi Mue
Leslie A. Powell	1416 Mauck Rd.	Leslie A. Powell
Ray Jason Powell	1416 Mauck Rd	J. Powell
Katie Kindt	1408 Mauck Rd	Katie Kindt
Joe Kindt	1408 Mauck Rd	Joe Kindt
Elise Bjordammen	1426 Cortez Road	Elise Bjordammen
Regina Phalan	1890 Yost Rd	Regina Phalan
Regina Phalan		

PETITION REGARDING DEVELOPMENT OF 1902 and 1870 YOST ROAD

Printed Name	Address	Signature
Jeff McQuade	1442 Cortez Road	<i>Jeff McQuade</i>
Joan McQuade	1442 Cortez Road	<i>Joan McQuade</i>
JOE MATKOWSKI	1471 CORTEZ RD	<i>Joe Matkowski</i>
DAN AUERBACH	1458 CORTEZ RD	<i>Dan Auerbach</i>
Scott Rongione	1450 Cortez Rd	<i>Scott Rongione</i>
Jamie Rongione	1450 Cortez Rd	<i>Jamie Rongione</i>
ED BOBBY	1434 CORTAZ RD	<i>Ed Bobby</i>
KRISTIN BOBBY	1434 CORTAZ RD	<i>Kristin Bobby</i>
George McCool	1418 Cortez Rd	<i>George McCool</i>
Linda McCool	1418 Cortez Rd	<i>Linda McCool</i>
Rebecca McCool	1418 Cortez Rd	<i>Rebecca McCool</i>
Carol Spracht	1879 Yost Rd	<i>Carol Spracht</i>
John Strouse	1418 Guiteras Dr.	<i>John Strouse</i>
Linda Strouse	1418 Guiteras Dr.	<i>Linda Strouse</i>
MIKE KEATLEY	1453 BALBOA BEND	<i>R. Michael Keatley</i>
Lauren Keatley	1453 Balboa Bend	<i>Lauren Keatley</i>
JOSEPH GRANT	1495 BALBOA BEND	<i>Joseph Grant</i>
Allie Grant	1495 Balboa Bend	<i>Allie Grant</i>
Ralph Even	1424 Mauck Road	<i>Ralph Even</i>

