

**WHITPAIN TOWNSHIP PLANNING COMMISSION**  
**FEBRUARY 2016**

A work session of the Whitpain Township Planning Commission was held on Tuesday, February 9, 2016 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, Tory Meitner, Bradley Tate, Otis Hightower and Edward McLaughlin present. Township Engineer James Blanch, Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus and Recording Secretary Karen Dolga were also present.

Chairman Corti announced that the Planning Commission will be joined by the Comprehensive Plan Committee for a Comprehensive Plan presentation. The March 8<sup>th</sup> Planning Commission work session will start at 6:15 and the meeting will start at 7:00.

1. Review Ordinance #4-239. An ordinance amending the Whitpain Township Zoning Map to create the "Airport Overlay District" to designate the appropriate airport areas in Whitpain Township; and amending the code of the Township of Whitpain, Part II (General Legislation), Chapter 160 (Zoning) to add a New Article XXVA entitled "Airport Overlay District" to establish regulations for airport facilities in the Township, including: legislative intent; creation of overlay district; use regulations; and special regulations related to operating certificates, runways, signs and residential housing.

Mr. Tate gave a brief background of the proposed ordinance noting it was the last discussed at the July 2015 Planning Commission meeting. He stated the applicant has met with the Township and residents. The Planning Commission discussed the importance of the ordinance, which is favored by the State and protects the Township. Additionally, the Planning Commission noted that the ordinance does not affect the operations of the airport, but regulates the land development. Mr. Tate asked if nighttime takeoffs could be prohibited. Mr. Shorin believed they could not be prohibited.

A lengthy discussion ensued regarding if commercial flights were allowed and the differences between commercial, charter, and private flights.

2. Review Ordinance #4-242. Review of Floodplain Conservation District Ordinance and Miscellaneous Amendments to Building Code and Subdivision and Land Development Ordinance Related Thereto. An ordinance amending the Code of the Township of Whitpain, Chapter 160 (Zoning) to repeal existing Article XXV (FP Floodplain Conservation District) in its entirety and adopt a new Article XXV entitled "FP' Floodplain Conservation District".

Mr. Blanch provided a brief summary of the proposed Ordinance, stating that the Ordinance is necessary to continue participation in the National Flood Insurance Program. Mr. Blanch reported that FEMA has completed a Flood Insurance Study

and a Flood Insurance Rate Map that includes Whitpain. He stated that the new maps become effective 3/2/16.

In addition, Mr. Blanch mentioned that the updated base map is a more accurate digital version and it may be found on the floodsmart website. He noted that the flood elevations now reference the North American vertical datum of 1988 as opposed to the datum of 1929. Mr. Blanch stated that the floodplain widened in 10 or 11 areas along the Stony Creek and Saw Mill and it narrowed in 3 or 4 areas the along Willow Run and Prophecy Creek. He commented that there were some changes in the Wissahickon Creek. He stated that by law, we have to pass the Ordinance by March 2, 2016 or the National Flood Insurance Program lapses and residents will lose their flood insurance.

Mr. Hightower asked if West Ambler will be on the new Floodplain map because FEMA has not approved the LOMR yet. Mr. Blanch replied that Temple University reported they are close to having the LOMR completed and then the new floodplain in West Ambler will be incorporated into the floodplain maps.

3. Review current zoning hearing board applications.

1. **NO. 2067-16: R & B HELD LLC** requests a variance from Article V, Section 160-13 regarding Use Regulations in an R-1 Residential District or; alternatively, a modification of condition of previously granted relief from ZHB Decision 1524-04 relating to an age restriction of 55 and over. Applicant requests the removal of the age restriction with respect to the existing eight (8) single-family attached dwelling units on the property located at 579-587 Township Line Road in Whitpain Township's R 1 Residential District.

Mr. Blanch gave a brief summary of the requested relief, stating that in 2004 the applicant went through land Development but now is unable to effectively market the homes with the age restriction. Mr. Rieker provided a history of the property through 2004. He explained that twelve years ago the Township was concerned about non-residential properties on three sides and the possibility of commercial applications being sought for this property. Mr. Rieker added that a proposal was submitted for residential that would buffer the neighbors and limit the neighbors fears of more commercial development.

Mr. Tate stated that the age restriction is only done in exchange for increased density and that a sustainable active adult community requires at least 100 units to pay for the amenity package. Mr. Shorin mentioned that if the variance is granted the applicant should provide sidewalks. Mr. Meitner commented that a stale project could result in abandoned houses.

2. **NO. 2069-16: WILLIAM V. BALDASSANO** requests variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XXI, Section 160-137.C relating to front yards; (2) Article XXI, Section 137.G and I(1) relating to green space and setbacks from residential districts; (3) Article XXVIII, Section 160-202 relating to projections in front yards; and (4) Article XXVIII, Section 160 214.C.(1) relating to green area regulations. Applicant proposes to build a 429 square foot addition in the front yard of an existing dental office on the property located at 1567 DeKalb Pike in the Township's C 1 Commercial District. Applicant's requested variance relief, if granted, will allow a front yard setback of 20-feet for a portion of the addition, where a minimum of 25-feet is required under the Ordinance; the addition of the proposed addition within the front yard where the Ordinance prohibits any building or part of a building to be erected within the front yard; and green space of 39% where a minimum of 50% is required under the Ordinance.

The Planning Commission clarified the location of the property and had no other comments at the time.

At this time Planning Commission member, Mr. Meitner recused himself and left the work session for Zoning Application No. 2068-16 because he is one of the applicants.

3. **NO. 2068-16: THE MEITNER FAMILY PARTNERSHIP, LP** requests the following zoning relief from the Whitpain Township Zoning Ordinance, as amended: (1) confirmation of non-conformity as to minimum lot width at building line, and front yard and side yard setbacks; (2) an interpretation or, alternatively, a variance, from the Ordinance's definitions of "building setback line", "lot", and "yard". contained in Article II, Section 160.7(B); (3) a variance from Article V, Section 160-14 relating to lot area and width within the R-1 Residence Districts; (4) a variance from Article V, Section 160-15 relating to front yards within the R-1 Residence Districts; (5) a variance from Article V, Section 160-17 relating to side yards for single-family dwellings within the R-1 Residence Districts; (6) a variance from Article V, Section 160-19 relating to rear yards in the R 1 Residence Districts; (7) a variance from Article V, Section 160-21 relating to accessory buildings or structures within the R-1 Residence Districts; (8) a variance from Article VII, Section 160-32 relating to front yards within the R-2 Residence Districts; (9) a variance from Article VII, Section 160-34 relating to side yards for one-family detached dwellings within the R-2 Residence Districts; (10) a variance Article VII, Section 160-36 relating to rear yards within R-2 Residence Districts; (11) Article XXVIII, Section 160-202, 203 and 204 relating to front and side yard projections and residential rear yard intrusions within the Township; (12) a variance from Article XXVIII, Section 160-214 relating to green area regulations within the Township; (13) a variance from Article XXVIII, Section

216(B) relating to minimum flag lot (rear lot) size within the Township; (14) a variance from Article XXVIII, Section 216(D) permitting a maximum of 3 flag lots to be stacked, providing at least one lot has frontage on a public street equal to the minimum required lot width for the Districts; and (15) a variance from Article V, Section 160-21 relating to accessory buildings or structures within the R-1 Residence Districts. Applicant proposes to subdivide the split-zoned property which is located at 1030 Skippack Pike within the Township's R-1 and R-2 Residence Districts into 4 lots: Lot 1 will consist of the historic "Gingerbread House," which will be retained and restored; and Lots 2, 3 and 4, which will each be improved with a single-family dwelling. The Property is further identified as Tax Parcel #66-00-06262-00-8.

Chairman Corti disclosed his property is adjacent. The Planning Commission noted the large number of variances requested, if the proposal fits the lot, density, and reducing the number of homes. Mr. Shorin had a safety concern regarding the driveway and the ability of a firetruck to back out. Mr. Rieker pointed out that the same size driveway has been used in similar subdivisions. Mr. Tate added that the number of variances is not justified by saving the historic house and that any economic hardship self-imposed and should not be the burden of the Township.

4. Review of pertinent planning issues.

There were no pertinent planning issues to be discussed.

The work session adjourned at 7:30 PM, at which time the Planning Commission members left for the public meeting.

Respectfully submitted,



William McManus, Recording Secretary

## WHITPAIN TOWNSHIP PLANNING COMMISSION MEETING FEBRUARY 2016

The second meeting of the Whitpain Township Planning Commission for the year 2016 was held on Tuesday, February 9, 2016 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Kenneth Corti presided with Commission members Richard Shorin, Penelope Gerber, Bradley Tate, Otis Hightower, Tory Meitner and Edward McLaughlin present. Township Engineer James Blanch, Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus and Recording Secretary Karen Dolga were also present.

Chairman Corti called the meeting to order at 7:00 PM. The members of the Planning Commission and Township Staff introduced themselves to the public that were present.

1. Approval of minutes.

Chairman Corti called for any comments or questions on the January meeting minutes from the audience. There being none, Mr. Meitner made a motion, seconded by Mr. Hightower, to approve the minutes of the January 12, 2016 meeting of the Planning Commission. The motion passed 7-0.

2. Review Ordinance #4-239. An ordinance amending the Whitpain Township Zoning Map to create the "Airport Overlay District" to designate the appropriate airport areas in Whitpain Township; and amending the code of the Township of Whitpain, Part II (General Legislation), Chapter 160 (Zoning) to add a New Article XXVA entitled "Airport Overlay District" to establish regulations for airport facilities in the Township, including: legislative intent; creation of overlay district; use regulations; and special regulations related to operating certificates, runways, signs and residential housing.

Present for the applicant: Ameer Farrell, Esq., Kaplin Stewart Meloff Reiter & Stein  
David Cavanaugh, Land Concepts  
Bob Mueller, Wings Field Board Member  
Jim Kilduff, Wings Field Board Member

Ms. Farrell provided a summary of the application, history of the property and meetings held with the Township and residents since the July Planning Commission. She stated that Wings Field is a legally non-conforming use and as such is generally required to get some level of approval prior to development and the Township is generally required to permit approval under the law of non-conforming use. Ms. Farrell noted that this creates tension between Wings, the Township and the residents resulting in timely and expensive litigation.

Ms. Farrell stated that in an effort to find a better approach, the overlay ordinance was developed. She pointed out that the ordinance will provide the Township and residents with certainty on how and where Wings can develop while allowing Wings to plan their growth. Ms. Farrell reported that since last July's meeting Wings has

held community meetings and the latest ordinance draft incorporates comments and questions from those meetings.

Ms. Farrell then shared a presentation providing background information on Wings and the overlay ordinance. She noted that Wings is a reliever airport with no commercially scheduled service and an average of 84 operations per day with a single 3800' runway, which limits airport operations. Ms. Farrell stated that there are 153 aircraft stored at Wings, either in hangars or tie downs. She noted that the FAA regulates most operations with state and local government having limited regulation powers. Ms. Farrell added the courts have also regulated operations and explained in 1984 the Pennsylvania Supreme Court granted development rights and there is a 1984 court approved plan.

Ms. Farrell pointed out some key provisions of the overlay ordinance include locating permissible versus impermissible areas of development. She stated that permissible uses including airport operations, a 1200 sf restaurant by conditional use, one cluster housing development by conditional use with a maximum 5 units on 10 acres. Ms. Farrell mentioned a plan locating uses is attached to the Ordinance. She remarked that the ordinance would reduce overall development allowed by the 1984 Supreme Court plan including shifting the hangars away from Dundee Drive. Ms. Farrell added the ordinance states Wings will not seek an expanded airport operations permit from the FAA.

Ms. Farrell mentioned she believed the ordinance was really close to meeting resident concerns. Chairman Corti asked with whom Wings had been dealing. Ms. Farrell replied in November there was a community meeting at Wings, and there was a meeting with Township staff.

Audience comments:

Doug Seiler, 1350 Walton Road, stated that he was not part of a citizens group. He mentioned that 22 neighborhoods, not all in Whitpain, were impacted by the airport. Mr. Seiler asked why the cluster housing is along Narcissa Road and not Walton Road. Mr. Cavanaugh responded that 55% of the 10-acre cluster housing area will be green and the density is less than allowed by R5 zoning.

Additionally, Mr. Seiler asked why a conditional use was required for the museum instead of the more difficult variance and why the need for a 50,000 sf museum. Mr. Cavanaugh replied there are aviation museums in Cape May and Reading of similar size. Mr. Seiler asked what is the Airport Development Plan and is it public information. Ms. Farrell responded the Airport Development Plan is the plan attached to the Ordinance and is available on the Township website. Mr. Seiler added apart from pollution, spills, and crashes the main issue with the airport is the noise. Mr. Seiler also commented in 1980 the runway width was 50' and in 1985 it was

expanded to 75' without land development therefore, the Ordinance should not only regulate the length but also the runway width. Ms. Farrell replied only runway length affects the type of planes.

Mr. Shorin noted that planes' insurance also affects where they can land. Mr. Dimitri Vassiliou, of the STEM program at Wings, noted runway width only affects safety.

Mark Prince, 845 Ivy Road, mentioned he used to fly and Wings used to go to court and use their influence to get what they wanted so the ordinance should be tight.

Lisa Rhode, 269 Huntsman Lane, asked if aircraft could be parked at the five cluster houses. Ms. Farrell replied the cluster homes would be subject to conditional use approval and until then she was not sure. Ms. Rhode added she was also on the ordinance committee with Mr. Shorin and that the 8 hangars from the 1984 plan would be small by today's standards.

Mr. Tate asked if there were any conflicts between this ordinance and the 1984 plan. Ms. Farrell replied no.

David Doll, 1502 Penllyn Blue Bell Pike, suggested the goal of the Ordinance is to have a win-win situation for Wings and the residents. He would like to see a cheat sheet comparing development under the proposed Ordinance, the 1984 Plan, and the current zoning.

Mr. Tate added the big issue is noise and that's a FAA issue. Ms. Farrell replied we cannot do a lot about noise but we will do what we can on the ground.

Mr. Tate asked if the airport could restrict night landings and takeoffs. Mr. Mueller, replied Wings is part of the national transportation system and like the Pennsylvania Turnpike it cannot close, but we ask base customers to voluntarily not fly at night. He added most night flights were PennStar's Medivac.

Jane Armstrong, 1206 Narcissa Road, wished the draft Ordinance process was more transparent. She was not aware that discussions had been ongoing for 2 years and asked will the cluster homes have hangars. Mr. Tate responded the overlay allowed houses only in the yellow area on the map. Mr. Shorin added elevation differences would prevent building hangars in the yellow area.

Tom Harris, 1799 Penllyn Blue Bell Pike, requested airspace restrictions over his day camp. Mr. Kilduff replied there is an advisory pattern for pilots to follow. He told Mr. Harris to see him about having the patterns avoid the day camp. Additionally, Mr. Harris questioned the need for the homes. Ms. Farrell said they would be sold to raise capital.

Valerie Curtis, 116 Stenton Avenue, said it was a bonus to live near the airport as small airports continue to close. She preferred the airport to other development.

Dimitri Vassiliou added there was a phone number to call to hear prerecorded flight advisory patterns.

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. Tate, and seconded by Mrs. Gerber to recommend that the Board of Supervisors approve the motion to advertise Ordinance #4-239, an ordinance amending the Whitpain Township Zoning Map to create the "Airport Overlay District." The Planning Commission suggested the applicant provide the Board of Supervisors an informational table clarifying airport uses and development currently permitted, airport uses and development permitted per the 1984 court settlement plan, and airport uses and development permitted per the proposed ordinance.

The motion passed: 7-0.

3. **Review Ordinance #4-242.** Review of Floodplain Conservation District Ordinance and Miscellaneous Amendments to Building Code and Subdivision and Land Development Ordinance Related Thereto. An ordinance amending the Code of the Township of Whitpain, Chapter 160 (Zoning) to repeal existing Article XXV (FP Floodplain Conservation District) in its entirety and adopt a new Article XXV entitled "FP' Floodplain Conservation District".

Mr. Blanch provided an overview of the Ordinance, stating that it is necessary for the Township to continue participation in the National Flood Insurance Program. He pointed out that the updated base map is more accurate and will improve planning, permitting, and insurance processing. Mr. Blanch stated that the flood elevations now reference the North American vertical datum of 1988 as opposed to the 1929 datum.

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. Hightower to recommend that the Board of Supervisors approve Ordinance #4-242, the Floodplain Conservation District Ordinance.

The motion passed: 7-0.

4. Review of current Zoning Hearing Board applications.

1. **NO. 2067-16: R & B HELD LLC** requests a variance from Article V, Section 160-13 regarding Use Regulations in an R-1 Residential District or; alternatively, a modification of condition of previously granted relief from ZHB Decision 1524-04 relating to an age restriction of 55 and over. Applicant requests the removal of the age restriction with respect to the existing eight (8) single-family attached dwelling units on the property located at 579-587 Township Line Road in Whitpain Township's R 1 Residential District.

Present for the applicant: Leigh Narducci, Attorney for the applicant.

Mr. Narducci gave a brief history on the property stating that years ago there were two dilapidated rental homes on the property. He noted that offices grew around three of the property's four sides and half of the property was owned by the Gambones and half by the Helds. Mr. Narducci noted that the Gambones came in for an office building and some of the Board of Supervisors were in favor but the residents were opposed so the Gambones settled on eight townhomes. He added the Gambones obtained a variance for eight townhomes but an age restriction was placed on the townhomes. Mr. Narducci mentioned that the Gambones then sold their half to the Helds. He stated that four of the eight units have been built but they are not selling. Mr. Narducci commented that over 55 buyers do not like busy Township Line Road. He added there was precedent for removing the age restriction like at Phipps Station, another small community with ample off street parking.

Mr. Meitner asked if any units had sold. Mr. Narducci replied there was one unit tentatively under agreement.

Mr. Tate asked how long the units have been for sale. Mr. Narducci replied the units have been on the market since September 2015 and they must sell the first four units before getting money to build the next four units.

Mr. Rieker asked if the marketing for the homes will be age-targeted. Mr. Narducci replied yes.

Mr. Shorin requested the applicant install sidewalks. Mr. Narducci replied he would ask the applicant.

Chairman Corti questioned if there was an access point from the rear. Mr. Narducci replied they tried but could not obtain one, so access would have to be taken from Township Line Road.

Audience comments:

Craig Supowitz, 1780 Penllyn Blue Bell Pike, asked if the applicant was willing to work with the neighbors and lower the price. He added that lifting the age restriction would create a tax burden if there were school kids and that three real estate agents have tried to market the property.

Abigail Ray, 1760 Penllyn Blue Bell Pike, was disappointed that Richard Held was not present. Mr. Narducci replied he was under the weather. Ms. Ray was disappointed by the landscaping and low fence which doesn't block the lights. She said the price should be lowered and \$531,000 for 3 bedrooms, 2.5 baths and no amenities was too expensive. She added the marketing has not been aggressive enough. Mr. Narducci replied the fence is in compliance with the original ZHB decision.

Tom Harris, 1799 Penllyn Blue Bell Pike, asked why Mr. Narducci was present. Mr. Narducci replied he was the applicant's attorney and back in 2004 he was on the Board of Supervisors and the Board was neutral on the application. Mr. Harris stated that he was against the proposal then and it should have stayed 2 single family dwellings. He commented that the applicant should not go back on their word and lift the age restriction and it should be priced accordingly and more time should be taken to sell it.

David Doll, 1502 Penllyn Blue Bell Pike, asked were they asking only for relief or other concessions. Mr. Narducci replied relief.

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

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

There being no further comments or questions, the Planning Commission chose to remain neutral on the subject application. Following several comments and inquiries made by neighbors on the requested variance, the Planning Commission suggested the neighbors attend the Zoning Hearing Board meeting scheduled for Thursday, February 18, 2016 at 7:00 PM. The Planning Commission also suggested that the applicant install a sidewalk along the property frontage of Township Line Road.

2. **NO. 2069-16: WILLIAM V. BALDASSANO** requests variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XXI, Section 160-137.C relating to front yards; (2) Article XXI, Section 137.G and I(1) relating to green space and setbacks from residential

districts; (3) Article XXVIII, Section 160-202 relating to projections in front yards; and (4) Article XXVIII, Section 160 214.C.(1) relating to green area regulations. Applicant proposes to build a 429 square foot addition in the front yard of an existing dental office on the property located at 1567 DeKalb Pike in the Township's C 1 Commercial District. Applicant's requested variance relief, if granted, will allow a front yard setback of 20-feet for a portion of the addition, where a minimum of 25-feet is required under the Ordinance; the addition of the proposed addition within the front yard where the Ordinance prohibits any building or part of a building to be erected within the front yard; and green space of 39% where a minimum of 50% is required under the Ordinance.

Present for the applicant: Dr. Baldassano, Applicant

Dr. Baldassano explained he wanted an addition to the existing dental office to accommodate an ADA bathroom. He stated that the green space that will be built on will be replaced elsewhere.

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

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

There being no further comments or questions, the Planning Commission chose to remain neutral on the subject application.

At this time, Mr. Tory Meitner, Planning Commission member recused himself and stepped down from the dais and sat in the audience.

3. **NO. 2068-16: THE MEITNER FAMILY PARTNERSHIP, LP** requests the following zoning relief from the Whitpain Township Zoning Ordinance, as amended: (1) confirmation of non-conformity as to minimum lot width at building line, and front yard and side yard setbacks; (2) an interpretation or, alternatively, a variance, from the Ordinance's definitions of "building setback line", "lot", and "yard". contained in Article II, Section 160.7(B); (3) a variance from Article V, Section 160-14 relating to lot area and width within the R-1 Residence Districts; (4) a variance from Article V, Section 160-15 relating to front yards within the R-1 Residence Districts; (5) a variance from Article V, Section 160-17 relating to side yards for single-family dwellings within the R-1 Residence Districts; (6) a variance from Article V, Section 160-19 relating to rear yards in the R 1 Residence Districts; (7) a variance from Article V, Section 160-21 relating to accessory buildings or structures within the R-1 Residence Districts; (8) a variance from Article VII, Section 160-32 relating to front yards within the R-2 Residence Districts; (9) a

variance from Article VII, Section 160-34 relating to side yards for one-family detached dwellings within the R-2 Residence Districts; (10) a variance Article VII, Section 160-36 relating to rear yards within R-2 Residence Districts; (11) Article XXVIII, Section 160-202, 203 and 204 relating to front and side yard projections and residential rear yard intrusions within the Township; (12) a variance from Article XXVIII, Section 160-214 relating to green area regulations within the Township; (13) a variance from Article XXVIII, Section 216(B) relating to minimum flag lot (rear lot) size within the Township; (14) a variance from Article XXVIII, Section 216(D) permitting a maximum of 3 flag lots to be stacked, providing at least one lot has frontage on a public street equal to the minimum required lot width for the Districts; and (15) a variance from Article V, Section 160-21 relating to accessory buildings or structures within the R-1 Residence Districts. Applicant proposes to subdivide the split-zoned property which is located at 1030 Skippack Pike within the Township's R-1 and R-2 Residence Districts into 4 lots: Lot 1 will consist of the historic "Gingerbread House," which will be retained and restored; and Lots 2, 3 and 4, which will each be improved with a single-family dwelling. The Property is further identified as Tax Parcel #66-00-06262-00-8.

Present for the applicant: Victor Meitner, Applicant  
Anthony Hibbeln, Hibbeln Engineering

Mr. Victor Meitner provided background on the property and their proposal. He stated that currently there is the existing historical 'Gingerbread' House. Mr. Meitner pointed out that the applicant's first plan was to renovate the Gingerbread House into offices and build an additional office building to the rear. He stated that the offices would fit in with the existing commercial uses on Skippack Pick, O & F Farms and Arisu Korean Restaurant. Mr. Meitner noted that the second plan was to convert the Gingerbread House to offices and build an 8-unit condo building to the rear. He stated that in meeting with the Township there was some support for that. Mr. Meitner mentioned that the engineering for the large parking lot and stormwater was too expensive. He explained that the third plan, the current plan, is similar to do what they did at 571 Skippack Pike, renovate the Gingerbread House and build single family homes to the rear. Mr. Meitner explained the lot is deep with Township property to the rear and the property is split-zoned, R2 and R1.

Mr. Shorin voiced a concern regarding the driveway tightness. Mr. Hibblen responded that they used the same width at 571 Skippack Pike and could widen it to 18'.

Mr. Tate suggested that two extra lots, generally permitted under the stacked lot provision, would make more sense than three lots and that a lot's odd shape should not dictate density. Mr. Shorin commented that the density is

inconsistent with the neighborhood on Valley Road. Mr. Meitner replied that Valley Road homes are different than where this property fronts.

Mr. Rieker noted that single family detached homes are most compatible for the area. Mr. Hibbeln disagreed that they need a green area variance. Mr. McManus responded the Code Enforcement Department interpreted their proposal as needing variances for flag lot area and minimum green area. Mr. Hibbeln stated they will ask the ZHB for an interpretation of green area and flag lots.

Audience comments:

Kelly McGowan, 905 Valley Road, commented the Gingerbread House is occupied so it cannot be in bad condition. She added they should reduce the number of units.

Heather Franczyk, 906 Valley Road, asked why so many homes were proposed. Mr. Rieker replied that building more homes allows for historic preservation which adds character to the neighborhood and Township.

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

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

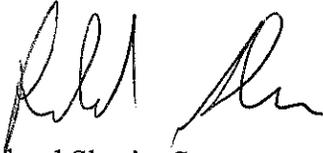
There being no further comments or questions, the Planning Commission chose to remain neutral on the subject application. The Planning Commission commented that the number of lots (four) proposed to be subdivided from the property was excessive as were number of requested variances (15), and the proposed intensity of the development was not in character with the residential development of Valley Road. Following several comments and inquiries made by neighbors on the requested variances, the Planning Commission suggested the neighbors attend the Zoning Hearing Board meeting scheduled for Thursday, February 18, 2016 at 7:00 PM.

5. Pertinent Planning Issues

Chairman Corti announced that a Joint Planning Commission/Comprehensive Plan Town Hall meeting will be held on March 8, 2016 with the work session starting at 6:15 pm and the regular meeting starting at 7:00 pm.

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 9:46 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Richard Shorin', written in a cursive style.

Richard Shorin, Secretary