

VIA E-MAIL

April 14, 2015

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – April 14, 2015



1. Approval of minutes.
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.

Comment: This is an existing small office building located between the Sunrise Assisted Living at Blue Bell, which surrounds the property on two sides, and surplus parking, which is situated on land of Meadowlands Country Club.

- a. *Previously, the owner of the subject 775 Penllyn-Blue Bell Pike had an easement and/or a contractual relationship with Meadowlands Country Club to utilize what is identified as Unit 1, Block 15, on lands of the Meadowlands Country Club. More information is needed to document whether or not this will be a perpetual relationship.*
 - b. *The Township has always prided itself with perpetuating "Village Style" architecture in the vicinity of Blue Bell and it is recommended that a similar concept be utilized for the subject addition.*
 - c. *A Landscape Plan should be provided to replace lost plant material and implement street tree landscaping required in the Subdivision and Land Development Ordinance.*
 - d. *I concur with the recommendations from Jim Blanch relative to the preservation of existing noteworthy tree along the Penllyn-Blue Bell Pike frontage, particularly if the parking space is not a requirement of zoning.*
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.

Comment: This a proposed three lot subdivision for a property of approximately 1.9 acres, zoned R-2 Residential District.

a. *As with any in-fill subdivision/land development, careful consideration should be given to ensure sensitive grading and providing for storm water management facilities.*

b. *Lot #2*

1) *A note should be provided on the plan to prohibit driveway access to the Yost Road frontage. Typically, driveways should be directed toward the road having lower classification.*

2) *I would defer to our Zoning Officer, but you would not expect the calculation of the rear yard for Lot #2 to reach a point where it would be less than the width of a required side yard. In addition, it suggested that the building envelope exclude the 20 foot wide utility easement.*

c. *Lot #3 appears to have two issues:*

1) *According to the submission dated 1/11/15, no side or rear yard is provided along the property line contiguous with proposed Lot #1.*

2) *The area of the proposed lot which is less than the 100 foot required lot width should not be credited toward the minimum lot area required for the district of 12,500 s.f. A net lot area calculation should be provided for proposed lot #3.*

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.

Comment: The waiver itself is not substantive. The issue to be considered is whether or not: 1) the driveway should be expanded in order to facilitate improved circulation or comprehensive access for emergency vehicles, and 2) whether or not the plan can be amended given the nature of the original approval which was pursuant to plan residential development zoning, which was in affect at the time the overall plan was originally approved.

5. Review current zoning hearing board application.

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.

Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.

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.

Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.

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.

Comment: This sign proposal is a continuing trend having to do with the repurposing of the former industrial buildings into what has become three distinct "Hillcrest Building Units."

- *The proposed sign is of distinctive channel letters – a preferred approach for façade signage and would occupy the parapet space over the north corner entrance of Hillcrest III.*
- *I have no problem with this proposal. My only concern would be that the proposed PRA Health Services signage would use up the only possible location for other occupants of Hillcrest III who may take access through this main entrance. For example, if PRA is the only tenant space served by this entrance, then my concern is satisfied.*

4. NO. 2040-15: GIANNI CALABRETTA requests an appeal from the determination of the Code Enforcement/Zoning Officer; an appeal from a Zoning Enforcement Notice; a modification of conditions of previously granted relief (prior Decisions 643-88, 1111-97, 1469-03, 1547-04, 1626-05 and 1922-11) and/or a variance from Article XXI, Section 160-135 and 160-135(G) of the Whitpain Township Zoning Ordinance, as amended, relating to use regulations in the C-1 Commercial District as well as clarification of "hours of operation" as set forth in Decision #1922-11 relative to the property located at 1626 Kendrick Avenue within the Township's C-1 Commercial and R-2 Residential Districts. Applicant proposes (1) that the storage of outside materials such as mulch, stone, and salt be permitted on the premises; and (2) that the hours of operation be extended from 5:00 p.m. to 7:00 p.m. Monday through Friday for purposes of parking and access only. Applicant's requested variance relief, if granted, will permit (1) the outside storage of materials such as mulch, stone, and salt; and (2) access to the property between the hours of 5:00 p.m. and 7:00 p.m. for the limited purposes of parking vehicles, accessing tools, and entering and exiting the property.

Comment: Change from previous decisions of ZHB to clarify current activities on the site within the C-1 Commercial and R-2 Residential Districts. Special attention should be given to impacts as on neighborhood residential uses adjacent to the R-2 District.

6. Review pertinent planning issues.

cc:	Jim Blanch	Bradley Tate	Jennifer Gallagher
	Karen Dolga	Ken Corti	Nicole Godson
	Otis Hightower	Penny Gerber	Joe Hanna
	Tory Meitner	Richard Shorin	Tim Woodrow
	Roman Pronczak	Ted McLaughlin	