

VIA E-MAIL

January 6, 2016

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – January 12, 2016

Regular Session - 7:30 P.M.

1. Reorganization - Election of Officers.

Chairperson
Vice Chairperson
Secretary

- Set Meeting Dates and Times for 2016

January 12, 2016

February 9, 2016

March 8, 2016

April 12, 2016

May 10, 2016

June 14, 2016

July 12, 2016

September 13, 2016

October 11, 2016

November 9, 2016 *Wednesday

December 13, 2016

2. Approval of minutes.

3. Review of a Land Development/ Subdivision Plan for the Centre Square Fire Company Fire Station located at 1290 & 1298 Skippack Pike. This application involves the demolition of the existing fire station and the construction of a new

14,786 Square feet fire station building, which is on the south side of Skippack Pike between DeKalb Pike and Wentz Road. Access to the site will be from Skippack Pike. The property is located entirely within the Community Shopping Center Overlay District.

Comment:

A) *You will remember that this proposed plan was last considered at the October 2015 Planning Commission meeting. For ready reference please find below my review from the Planning Report at that time:*

a) *Background:*

- *The Centre Square Fire Company Demolition and Relocation Plan has in concept been a part of the Master Plan for the development of the Community Shopping Center Overlay District since its inception January 20, 2015. The Community Shopping Center Overlay District consists of two parts:*
 - *The first part creates an amendment to the Township Zoning Map which includes the two tax parcels which comprise land currently owned and occupied by Centre Square Fire Company and an adjoining dwelling.*
 - *The Centre Square Fire Company Fire House and associated parking and staging areas will be relocated to a new lot to the rear of the present property. In turn, the lot formerly occupied by the fire house will become the important easterly driveway approach, which is part of the overall Centre Square Commons development plan and a new corner pad, reserved for future retail use, but which is not a part of the current submission.*

b) *The Conditional Use Application is accompanied by a detailed development plan. Obviously, the Township Engineering Department will perform a separate and in-depth review of the proposed land development phase of the submission. Sheet #16 of 18 (labeled Landscape and Lighting Plan) and #17 of 18 (labeled Landscape and Lighting Details) do not provide sufficient information to evaluate either landscape or lighting as may be proposed for the new fire company site.*

- *Of particular concern would be the manner of buffering along the easterly and southerly property lines and a detail of the proposed light fixtures to include a house-side shield and a photometric plan.*

c) *The aforementioned driveway access easement area is shown on the plans. Roman and/or Jim may have specific information on the manner of conveyance of the 60 foot right-of-way to the adjoining developer for its*

construction. However, any approval of this Conditional Use Application should include an agreement to the form and timing of the conveyance of the right-of-way, which plays an integral role in the overall circulation plan within the Community Shopping Center Overlay District.

B) Jim Blanch's Engineering Department continues to work on the review of the Engineering and Phasing Plans. I would defer to Jim Blanch's last review dated December 18, 2015.

4. Review current zoning hearing board application.

1. **NO. 2064-16: NAN AND ED SWEENEY** request variance relief from the Whitpain Township Zoning Ordinance, as amended, Article XXV, Section 160-171.A relating to prohibited uses in the FP Floodplain Conservation District. Applicant proposes to build a 768 square feet detached garage that will partially encroach into the floodplain boundary line on the property located at 237 Huntsman Lane in the Township's R-5 Residence/FP Floodplain Conservation District. Applicant's requested variance relief, if granted, will allow the construction of the proposed garage to extend into a portion of the floodplain where no such structure is permitted under the Ordinance.

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

2. **NO. 2065-16: FRANCIS R. AND LEAH D. DAULERIO** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article V, Section 160-17 relating to side yards for single-family dwellings; and (2) Article XXVIII, Section 160-203 relating to projections into side yards. Applicants propose to build a 528 square feet semi-detached garage in the side yard of the house on the property located at 665 School Road in the Township's R-1 Residence/FP Floodplain Conservation District. Applicants' requested variance relief, if granted, will allow the proposed garage resulting in a side yard setback of 17-feet, where a minimum of 45 feet is required and an aggregate side yard width of 72 feet where an aggregate of 100 feet is required; and (2) the construction of the proposed garage 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. 2066-16: JEFFREY C. AND MARY KATHLEEN LEE** request variance relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XXII, Section 160-154.D.(1)(a) relating to minimum front yard requirements; (2) Article XXII, Section 160-154.D.(2) relating to minimum side yard requirements; (3) Article XXII, Section 160-154.D.(3) relating to minimum rear yard requirements; (4) Article XXII, Section 160-154.D.(4) relating to the erection of buildings and parking areas near a residential district; and (5) Article XXVIII, Sections 160-202, 160-203 and 160-204 regarding projections into front yards, side yards and rear yards, respectively. Applicants further request an appeal from the determination of the zoning officer that the property is an existing non-conformity regarding Article XXII, Section 160-154.E relating to screening of properties near residential districts or alternatively a variance from Section 160-154.E. Applicants propose an expansion of an existing building to 3,590 square feet on the property located at 1975 Morris Road in the Township's I Limited Industrial District. Applicants' requested appeal from the determination of the zoning officer and variance relief, if granted, will allow a building expansion creating: (1) a 69 feet 9 3/16 inch front yard where 150 feet is required; (2) an 88 feet 4 inch aggregate side yard with one side yard 33 feet 10 inches wide where a 150 feet aggregate side yard is required and a minimum for each side yard is 50 feet, (3) a rear yard of 37 feet 10 inches where 50 feet is required, (4) a building less than the required 150 feet and a parking area less than the required 50 feet from a residential district, and (5) no screening where screening is required abutting residential districts.

Comment:

- A) This property is generally bounded to the East and across Morris Road by properties zoned and developed for residential purposes. Caution should be taken to make sure that the boundary around the subject property is well buffered from these adjoining residential properties.*

5. 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 Bernadette Kearney
Roman Pronczak Ted McLaughlin