

VIA E-MAIL

July 8, 2016

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



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Regular Session - 7:30 P.M.

1. Approval of Minutes
2. Review of a Land Development Plan for 1301 Skippack Pike. This application involves the construction of a 4,259 Square feet building and parking lot improvements at 1301 Skippack Pike, which is located at the northeast corner of the intersection of Skippack Pike and DeKalb Pike. Access to the site will be from Skippack Pike and DeKalb Pike. The property is located entirely within the S-C Shopping Center Zoning District.  
*Comment: See attached my memo dated 5/27/16, 1301 Skippack Pike LD2-16.*
3. Review of Conditional Use Application #CU32-16 – ACTS Retirement Life Community, Inc.– Additional Detached Single Family Dwellings  
*Comment:*
  - *This procedure is a pre-requisite to the processing of the Land Development Plan (LD-3-16) for Normandy Farms Estates proposing to add four single family detached and 16 single family attached (twins).*
  - *This property is zoned R-6 Agricultural/Rural Residence District. Normandy Farms Estates was originally approved and built pursuant to Section 160-69.C(2) Retirement Community, when authorized as a Conditional Use by the Board of Supervisors. This amendment to the Land Development Plan necessitates a new Conditional Use for both the additional detached dwellings and skilled nursing addition.*
  - *The use, density, and preservation of open space must comply with Section 160-74 Standards and Criteria for Conditional Uses Section 160-78 Special Regulations for Retirement Communities. I would defer to the Township Engineer and the Township Zoning Department to determine necessary compliance.*

4. Review current zoning hearing board applications.

1. #2075-16, Jeremiah Kaplan- Setback

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

2. #2076-16, Joseph & Dana Morrissey- Side Yard & Height

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

3. #2077-16, The Linde Group – Signage

*Comment:*

- *Applicant requests a variance from the sign regulations to permit a building wall mounted sign, which appears to consist of individual letters to be illuminated as a back lit- or edge only lit – illumination. It is unclear whether the sign letters themselves will emit illuminance.*
- *At issue appears to be whether or not illumination is permitted and whether or not the application raises the question of multiple signs.*

4. #2078-16, Blue Bell Country Club Condo Assoc.- Height

*Comment:*

- *This proposal involves the construction of a safety net to a height of 75 feet, in order to provide a safety barrier regarding the adjoining golf hole associated with Blue Bell Country Club and the Community Center which is under construction (nearly complete) on Pod O, which is to be used by the Blue Bell Country Club Community Association.*

5. #2079-16, Pamela H. & Steven J. Rosenthal- Addition

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

6. #2080-16, David & Julie-Ann Stimmel- Use & Yards

*Comment:*

- *This property was the subject of a Zoning Hearing Board application, which was denied (see ZHB #2070-16, denied 4/21/16). The current application requests relief from applicable dimensional requirements in order to create a 2-lot subdivision.*

- *The proposal does not create additional buildings, but rather seems to result in establishing a separate lot for each of the existing buildings on the property: Lot "A" contains a two-story single family dwelling and Lot "B" contains a renovated barn in-law suite.*
- *It would seem that the subdivision would permit the sale of both lots independent from any prior conditions, which permitted the creation of a second dwelling to be occupied by a family member. This issue will be addressed at the Planning Commission Meeting.*

7. #2081-16, Moppert Brothers- Use

*Comment:*

- *Basically, applicant proposes to change the use from an existing fuel oil distribution company, which occupies approximately 3.15 acres, to a auto body and repair facility.*
- *Applicant proposes consideration of a Special Exception Use under Section G(4) "Garages or Repair Facilities..." or in the alternative, a Use Variance. Property is currently zoned I - Limited Industrial Zoning District and appears to be an island of limited industrial surrounded by the R-3 (Amberly Apartments), R-3A (carriage home community) and R-6 (agricultural/rural residential district). The Section closest to the subject property is occupied by the PECO utility rights-of-way.*
- *Details of the proposal will be presented at the Planning Commission.*

4. Review pertinent planning issues.

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