

VIA E-MAIL

May 4, 2016

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – May 10, 2016



Regular Session - 7:30 P.M.

1. Approval of minutes.
2. Review of a Land Development Plan for 298 Norristown Road. This application involves the construction of a 520 Square feet building addition and parking lot improvements at 298 Norristown Road, which is located at the intersection of Stenton Avenue, Norristown Road and Narcissa Road. Access to the site will be from Stenton Avenue and Norristown Road. The property is located entirely within the R-1 Zoning District (non-conforming use).

Comment: Please see attached.

3. Review of the Whitemarsh Township Riverfront Plan – an amendment to their 2003 Comprehensive Plan.

Comment:

- *Pursuant to the Municipalities Planning Code, before adopting proposed amendments or updates to a municipal comprehensive plan, according to Article III, Section 302, shall be circulated to contiguous municipalities for comment.*
- *While the Riverfront Plan is of interest, the area of focus is along the East Conshohocken and Spring Mill areas of the Schuylkill River situated approximately four miles from the boundary of Whitpain Township.*

4. Review current zoning hearing board applications:
 - A. #2072-16 LMT Real Estate LLC, Signage, Parking & Front Yard Variance

Comment:

- *The front yard variance is largely driven by the request to provide an outside deck area to permit outdoor dining. Such an expansion also results in the demand for increase parking and to supplement the five parking spaces that are removed as part of the expansion for outdoor dining.*
- *I know outdoor dining is popular. However, expanding into the required ultimate right-of-way along Penllyn Pike seems aggressive. In addition, recent experience with P.J. Whelihans suggest that conditions to curtail noise from either live or broadcast music, or outside flat-screen televisions, could be problematic. Of particular concern are the residents of nearby High Gate.*
- *Consistent with previous comments on similar types of requests, LED or electronic style signs if approved should be conditioned such that there shall be no scrolling or movement other than when changed, which should be instantaneous. "The flip rate" or rate of change is also of concern given the close proximity of the LED sign to the traveling public.*

B. #2074-16 Pauline D. Watson, Addition

Comment:

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

5. 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