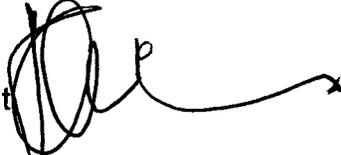


VIA E-MAIL

October 31, 2016

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant 
RE: Township Planning Commission Meeting – November 9, 2016

Regular Session - 7:30 P.M.

1. Approval of Minutes
2. Review of a Subdivision Plan for 350 Skippack Pike (S-1-16). This application involves a 2-lot subdivision of approximately 2.57 acres. The existing home would be located on one of the lots and the barn would be on the other lot.

Comment:

- 1) *This proposed subdivision plan triggers a number of dimensional variances which were reviewed and granted by the Whitpain Zoning Hearing Board (ZHB #2080-16). A note to this effect has been placed on the plan.*
 - 2) *A shared driveway cross-easement is identified on Lot 'B', which apparently will be utilized by the future owners of Lot 'A'. While no separate access is proposed at this time to Skippack Pike, I wonder whether a note should be added to the plan which would prohibit separate curb-cut and driveway access from Skippack Pike, unless approved by Whitpain Township.*
3. Review current Zoning Hearing Board applications.
 - 1) #2093-16, Jennifer & Shawn Connaghan, 15 Whitpain Drive, Ambler, Side Yard
Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.

2) #2094-16, Karya Properties, LLC, 450 Penllyn Blue Bell Pike, Floodplain & Side yard

Comment: Applicant requests two forms of relief:

- *A variance to permit construction of t a detached garage in the side yard, whereas the ordinance limits garages to the rear yard;*
- *Requests that a finding be granted that no alluvial soils are present in order to permit the construction of the detached garage.*

This appeal relies on fact based testimony that will be presented to the Zoning Hearing Board.

4. Review pertinent planning issues.
5. History of the Liberty Bell Trolley: Whipain's High-Speed Rail Presentation

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