

AGENDA ITEMS

- Text Amendment – R3B District
- Text Amendment – BP District
- Narayan Guest House – Nand Todi
- DEP Sewer Planning Modules
 - o North Wales Crossing Shopping Center
 - o Montgomery Mall
- McDonald's – Horsham Township

MONTGOMERY TOWNSHIP PLANNING COMMISSION

November 20, 2014

The November 20, 2014, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:30 p.m. In attendance were Commissioners Michael Beatty, Jay Glickman, Leon McGuire, James Rall and Ellen Reynolds. Commissioner Steven Krumenacker was absent. Also present were Bruce Shoupe, Director of Planning and Zoning, Candyce Fluehr Chimera, Supervisor Liaison, and Ken Amey, Township Planning Consultant.

The minutes of August 21, 2014, were approved as submitted.

There were no public comments.

Text Amendment – R3B District

The first item on the agenda was a presentation for the Text Amendment to the R3B Zoning District. Ordinance. Chuck Splendore, representing The Cutler Group, was present to address this proposal. Mr. Splendore provided an overview of the entire area for reference: Montgomery Walk - 169 age restricted attached dwellings; Montgomery Pointe – 109 non-age restricted attached dwellings; Montgomery Preserve – 35 single age restricted dwellings; Montgomery Knoll – 33 single non-age restricted dwellings. Mr. Splendore explained that the section which had been designated for commercial use was now going to be for residential use. He explained that the market had changed so much that this was a more feasible plan. The proposal was for 26 single age restricted dwellings and 16 attached age restricted dwellings. The units would be much like those in Montgomery Preserve, but would be 40 foot wide and approximately 2,400 square feet, which is smaller than the Preserve. Mr. Splendore further indicated that the text amendment would allow for the lot size minimum to be 6,000 square feet and the minimum lot width to be 60 square feet. It would also allow for decks, patios, porches and exterior access structures for basements to be extended in to setback by not more than 10 feet. Some members of the Planning Commission were surprised that residential would sell better than commercial. Mr. Splendore stated that this was the way the market was moving now. Mr. Trump questioned the berm along Route 309. Mr. Splendore stated that this would be permanent and provide a buffer from Route 309. The Cutler Group would be providing more landscaping along the berm. Mr. Rall expressed his concern that this was at least the third time that this ordinance had been changed. He did not feel it was reasonable that the applicant wanted to change the zoning regulations as the market changed.

Another issue to arise was the option of an HOA. Mr. Splendore stated that there would be a HOA for this development. Ms. Chimera asked if the community center from the other developments would be open to these residents. Mr. Splendore explained that they would not be, but they are working on alternatives. Mr. Glickman stated that he would rather see residential uses as opposed to commercial uses. He did not want to see the ground remain vacant or not maintained after the rest of the development was completed. A motion was made by Mr. Glickman, seconded by Ms. Reynolds, to recommend to the Board of Supervisors that the text amendment be approved. Motion carried 5-1, with Mr. Rall opposed.

Text Amendment – BP District

The next item on the agenda was a proposal for a text amendment to the BP-Business Professional Zoning District Ordinance. Jim Garrity, attorney, Mark Lowen, architect, and Ron Kloss, engineer, were present to discuss this proposal. Mr. Garrity explained that their proposal was for a text amendment to the BP Zoning District to permit something called congregate care/independent senior living. The proposed use is described as a combination of senior day-care and a residential use. The use is further described as private dwellings, without a kitchen. Suites could range from 350 square feet for studios to over 1,000 Sq. Ft. for larger two bedroom units. Typical services provided include daily meals, housekeeping, laundering, private bus transportation, and various activities. He stated that the proposed text amendment includes increasing the maximum building height from 35 feet to 48 feet along with decreasing the side yard setbacks from 40 ft. to 25 ft. for buildings and 15 ft. for other structures on the street side and from 20 feet to 18 feet for buildings and 10 feet for other structures on the adjoining lot side. Mr. Lowen distributed a booklet which depicted what the proposed building would look like, inside and outside. He advised that there were many amenities, including a restaurant, a library and a movie theater. Ms. Chimera asked what the rent would be. Mr. Lowen advised that it would be approximately \$2200 – \$2400 for a studio; and \$3000 - \$3500 for a two bedroom. Mr. Garrity stated that they had submitted a text amendment and it had been reviewed by the County Planning Commission and Township Staff. A staff meeting had also been held to discuss this proposal. Mr. Garrity explained that their age restriction was age 62, which is higher than the federal age of 55 for this type of facility. He stated that the site had already been approved for a 3 story office building. He felt that this was a less dense use. Mr. Garrity explained that under the previous plan approval, they had agreed to build the Montgomery Glen extension road the complete length of their property, and planned on doing the same under this plan. A discussion occurred regarding the set back and the proposed height of the building. The Planning Commission was concerned that this would set a precedent for the BP District and that other areas would be able to also have a four story building. Mr. Amey stated that at the staff meeting there was concern about the height of the building so near to the Golf Course. He believed that Mr. Garrity was to revise the text amendment and resubmit to the Township for review. After some further discussion, it was decided that the applicant would revise the text amendment and resubmit to the Township. This would then be rescheduled for the Planning Commission to discuss.

Narayan Guest House

Next on the agenda was a discussion of the plan for the Narayan Guest House. Joshua Gross, engineer, and David Caracausa, realtor, were present to address this plan. Mr. Gross advised that this would be located on County Line Road between Stump Road and Kenas Road. He explained that this would be

apartments for the personnel from Bharatiya Temple which was located at 1612 County Line Road. Mr. Gross further advised that they had been before the Zoning Hearing Board and had received a special exception to have a religious use within the Residential District. The structure will consist of eight units with parking. It will only be used for housing for the priests and other personnel associated with the Bharatiya Temple. A deed restriction will be placed on the property stating that it would be used for residential purposes only. Mr. Gross stated that they had also received variances for this property. Mr. Caracausa stated that the property was approximately 3 acres and the variance granted approval to build with less than 5 acres. Mr. Gross explained that the plan had been reviewed by the Township consultants and most outstanding issues had been resolved. However, he advised, that there were several waivers which they were requesting. He further advised that the Township Engineer and Landscape Architect had no objection to the waiver requests. Those waivers are as follows:

1. Section §205-18.A.(3) Storm Drains - A waiver is requested from the requirement to provide storm pipe with a minimum internal pipe diameter of 15 inches. An infiltration and storage area for a portion of the property (Retention Bed 'B') controls a small portion of roof area and the use of 12 inch diameter pipe in the bed and for the discharge pipe will adequately convey the flow and will require less excavation and a smaller disturbed area. *(The consultants have no objection to this waiver.)*
2. Section §205-22.A Sidewalks - A deferral from the requirement for sidewalks along County Line Road is requested. A fee-simple acquisition of additional frontage along the property has been completed by Penn DOT. A current Penn DOT plan proposes road widening and installation of curbing, sidewalk, and sound barriers along the property frontage, scheduled to be bid December 1, 2014. *(The consultants have no objection to this waiver. However, they would recommend that sidewalk be installed along the entrance drive to provide a connection to County Line Road.)*
3. Section §205-52.D.(1)(d) Parking Area Landscaping - A waiver is requested from the requirement to provide continuous concrete curbing around all planting islands. One planting island is required and has been provided with continuous raised concrete curbing. A second curbed area includes a portion of depressed curb for stormwater runoff conveyance. *(The consultants have no objection to this waiver.)*
4. Section §205-52.D.(1)(e) Parking Area Landscaping - A waiver is requested from the requirement to provide one shade tree for each 290 square feet of planting island to allow a stone channel through an island to convey storm water runoff from the parking area. There are two proposed islands of 200 square feet each. One island will include a tree, and a second tree will be provided adjacent to the parking area. *(The consultants have no objection to this waiver.)*
5. Section §205-78.A.(I) and §205-79.A.(I) Drafting Standards - A waiver is requested from the requirements to use a scale of 100 feet to the inch for preliminary plans and 40 feet to the inch for final plans. The plans use 30 feet to the inch to provide a higher level of detail and better legibility. *(The consultants have no objection to this waiver.)*
6. Section §205-78.B.(1) Existing Features - A waiver is requested from the requirement to provide existing features within 400 feet of the site. An aerial map has been provided in the plan set showing existing features within 400 feet, which should adequately depict the

surrounding area. *(The consultants have no objection to this waiver.)*

Some discussion followed regarding the waivers. The Planning Commission had no objection to the waivers, however, they did feel that sidewalks should be installed along the entrance drive to provide a connection to County Line Road. After further discussion, a motion was made by Mr. Glickman, seconded by Mr. Beatty, to recommend to the Board of Supervisors that this plan be approved subject to satisfactory compliance with all comments of the Township consultants. The motion further recommended that the waiver requests be granted, with the exception that sidewalk be installed along the entrance drive to provide a connection to County Line Road. Motion carried unanimously.

DEP Sewer Planning Modules

- **North Wales Crossing Shopping Center**
- **Montgomery Mall**

The next items on the agenda were DEP Sewer Planning Modules for both the North Wales Crossing Shopping Center and Montgomery Mall. Mr. Shoupe explained that it was necessary for both projects to submit full Planning Modules as there is not enough sewer capacity and they would drain toward the Hatfield Treatment Plant. Mr. Shoupe also stated that the North Wales Crossing Shopping Center was proposing a DSW Shoe Store, a Total Hockey Store, and possibly up to three restaurants. He stated that the Mall was proposing three restaurants for inside the Mall and two freestanding restaurants. A motion was made by Ms. Reynolds, seconded by Mr. Rall, to authorize Mr. Shoupe to sign the Component for both projects and to recommend to the Board of Supervisors that these Modules be approved for submittal to DEP. Motion carried unanimously.

McDonald's – Horsham Township

Mr. Shoupe stated that the Township had received plans for renovations to the McDonald's at English Village Shopping Center. He explained that while the building was in Horsham Township, the parking lot was in Montgomery Township. The renovations included the playground area and another drive-thru. After some discussion, the consensus of the Planning Commission was that this should be deferred to Horsham Township.

A discussion arose regarding the demolition at the BJ's site. Mr. Shoupe gave an explanation as to what was being done.

Ms. Reynolds presented a synopsis of the Board of Supervisors meeting.

The December meeting will be cancelled.

This meeting was adjourned at 9:30 p.m.

Respectfully submitted:

Marita Stoerrle

Development Coordinator/
Recording Secretary

