

AGENDA ITEMS

- Plan Review – 512 Bethlehem Pike - Wilson
- Plan Review - BJ's Fueling Station – Wilkinson Five Point LP

MONTGOMERY TOWNSHIP PLANNING COMMISSION

March 19, 2015

The March 19, 2015, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:30 p.m. In attendance were Commissioners Jay Glickman, Leon McGuire, Steven Krumenacker, James Rall and Ellen Reynolds. Also present was Bruce Shoupe, Director of Planning and Zoning. Candyce Fluehr Chimera, Supervisor Liaison, was absent.

The minutes of February 19, 2015, were approved as submitted.

There were no public comments.

512 BETHLEHEM PIKE – WILSON

The first item on the agenda was a discussion of the lot line adjustment for 512 Bethlehem Pike. Art Boesler, engineer, and John Wilson, applicant, were present to discuss this plan. Mr. Boesler advised that Mr. Wilson and his neighbor, Mrs. Fitzgerald, had agreed to this lot line change. It would give Mrs. Fitzgerald additional ground in the backyard and provide Mr. Wilson with more ground in front. Mr. Boesler advised that the plan had been reviewed by Gilmore Associates and that they wished to see existing and proposed conditions for both lots. He has provided this information to Gilmore Associates. Mr. Boesler also indicated that as a minor subdivision plan, they had asked for several waivers regarding sidewalks, road and curbing and storm sewers. However, Gilmore Associates did not feel that this was necessary at this time as there was no development taking place. If development of either property is proposed in the future, these requirements should be discussed at that time. The consensus of the Planning Commission was that this was a minor lot line adjustment and should be approved. A motion was made by Mr. Glickman, seconded by Mr. McGuire, to recommend to the Board of Supervisors, that this plan be approved, subject to satisfactory compliance with all comments of the Township review agencies. Motion carried unanimously.

BJ'S FUELING STATION

Next on the agenda was the land development plan for the BJ's fueling station. Robert Brant, attorney, and Luke Teller, engineer, were present to discuss this plan. Richard Wilkinson, owner of the property, was also present. Mr. Brant reminded the Planning Commission members that they had already seen this plan during the Conditional Use process. The Board of Supervisors had granted approval of the

conditional use application on March 9, 2015. Mr. Brant explained that the property was located at Five Points Plaza. There would be 14 fueling stations, a 157 square foot kiosk for the workers, and an ATM drive-through area. He stated that they had received review letters from the Township's consultants and would comply with most comments. However, there were three waivers which they were requesting. Mr. Teller explained the waiver requests as follows:

1. Section 205-24.A – the requirement that street lighting be installed along each street in each subdivision and along each street abutting a public street. Street lighting does not currently exist along this portion of the Cowpath Road frontage. *(The consultants have no objection to this waiver.)*
2. Section 205-78.C(1)(f) – the requirement to show tentative grades to an existing street within 400 feet of the site. The applicant has provided an aerial map. *(The consultants have no objection to this waiver.)*
3. Section 205.52.B(4)(a) – the requirement to provide a softening buffer along Cowpath Road frontage. Flowering trees and smaller vegetation has been provided to augment the buffer provided by the existing vegetation. *(The consultants have no objection to this waiver permitting use of evergreen and ornamental tree substitutions in lieu of the standard required buffer plantings, provided any deficient material is planted elsewhere in the Township or a fee in lieu is provided. This plan is deficient forty shrubs.) (40 X \$65 - \$2,600.)*

The consensus of the Planning Commission was that the waivers be approved as recommended by the consultants. Mrs. Reynolds stated that there was a letter from Traffic, Planning and Design which stated that the applicant will submit a cash escrow of \$10,000.00 which would cover the costs of a traffic study and any changes to the timing of the traffic signals post construction. Mr. Brant acknowledged that this would be submitted by the applicant. Mr. Krumenacker stated that he was concerned about the buffering for the neighboring house. Mr. Wilkinson explained that there were a lot of trees and shrubbery currently in place and that they would also be installing new shrubs which would help the buffering situation. After some further discussion, a motion was made by Mr. Glickman, seconded by Mr. Rall, to recommend to the Board of Supervisors, that this plan be approved subject to satisfactory compliance with all comments of the Township's consultants. Motion further recommended that the waiver requests be approved. Motion carried unanimously.

Mr. Glickman presented a brief account of the Board of Supervisors meeting.

This meeting was adjourned at 8:10 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary