

AGENDA ITEMS

- Plan Review – Montgomery Elementary School
- Ordinance Review - Floodplain Conservation Regulations

MONTGOMERY TOWNSHIP PLANNING COMMISSION

December 17, 2015

The December 17, 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 Steven Krumenacker, Michael Lyon, James Rall and Ellen Reynolds. Commissioners Jay Glickman and Leon McGuire were absent. Also present was Bruce Shoupe, Director of Planning and Zoning.

The minutes of September 17, 2015, were approved as submitted.

There were no public comments.

Michael Lyon was welcomed as the newest member of the Planning Commission.

Montgomery Elementary School

First on the agenda was a presentation of the plan for renovations at Montgomery Elementary School. This property is located at 1221 Stump Road, within the R-1 Residential Zoning District. The property is 22.13 acres with an existing school building, parking areas, and storm water management facilities. The applicant proposes a building addition, relocation of trailers and playground and reconfiguration of the existing parking area to include a pick-up/drop-off lane. The north access drive is proposed to be widened to accommodate left and right turn exit lanes. Paul Hughes, engineer for the project, along with several officials of North Penn School District, were present to discuss this plan. He provided an overview of the proposed plan. He advised that the modular classrooms would be moved to another location on the property during the renovations and that they would be totally removed after the renovations were completed. Mr. Hughes further indicated that they had received review letters from the Township's consultants and that they would comply with the comments, with the exception of several waivers which were being requested. The waivers are as follows:

Section 205-10.H (4) and Section 230-138 – Parking Stall Size - A waiver is requested to allow for the continued use of undersized parking stalls (10' X 18".) These stalls are an existing condition. The scope of the project in the immediate vicinity of the undersized stalls calls only for resurfacing of the existing pavement. Reconfiguring the parking stalls in this lot would be outside the scope of this project. All parking stalls in the proposed lot will be of adequate size. Either 10' X 20' as per Section 205-10.H (4) or 10' X 18' with a landscaping area as per Section 230-138. All parking stalls, existing

and proposed, within the project will be marked with the double parallel lines.

Section 205-10.H(2) – Angled Parking – A waiver is requested to allow for the continued use of angled parking in the front lot of the property. This is an existing feature of the site. The scope of this project in the immediate vicinity of the angled parking calls only for resurfacing, as such, reconfiguring the lot would be outside the scope of this project.

Section 205-24.A - Street lighting – A waiver is requested from, requiring the project to provide street lighting along Stump Road. Street lighting is currently not being provided along Stump Road in either direction of the project location.

Section 205-51.A – Existing items to be shown on landscape plans. A waiver is being requested from showing tree calipers and species over 23”.

Section 205-52.B(2)(a) – Softening buffer. A waiver is being requested to allow the use of existing vegetation in place of a softening buffer. Additionally, a waiver is being requested from providing a softening buffer along the front of the property which borders Stump Road.

Section 205-52.C(2)(a) – Screen Buffer. A waiver is requested to allow the use of existing vegetation as the screen buffer along the south edge of the property

SLDO 205-52.D and Table 1 – Shade Trees and Shrubs in Parking Lot - A waiver is requested for having to provide six shrubs per 2 parking spaces along the perimeter of the parking lot. The applicant indicates that plantings will be provided between the parking lot and Stump Road to provide some screening to the public traveling along Stump Road.

Section 205-78.B – Existing Features – A waiver is requested from having to show existing features within 400 feet of the property line. Improvements proposed within this project are of a centralized nature. Additional survey beyond the property line is unnecessary to the complete successful design of the project.

Some discussion followed regarding the waiver requests. The consensus of the Planning Commission was that the waiver requests were reasonable and that they should be approved to the extent that the Township’s consultants were in agreement. Mr. Rall made a motion, seconded by Mr. Krumenacker, to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with the comments of the Township’s consultants. The motion further recommended that the requested waivers be approved. Motion carried unanimously.

Floodplain Conservation Ordinance

Mr. Shoupe explained that FEMA had recently updated the Flood Insurance Rate Map for all of Montgomery County. This new information had been sent to the Township in September. The Township has 180 days to update its Floodplain Ordinance adopting the new maps. This needs to be done in order to remain in good standing with the National Flood Insurance Program. Mr. Shoupe explained that the floodplain maps showed that there were no new residences included within the floodplain in Montgomery Township. He advised that as there were numerous changes to the regulations it was decided to repeal the current ordinance and replace it with a completely new ordinance adopting the

new FEMA regulations. The Board of Supervisors has set a public hearing date of February 22, 2016, in order to meet FEMA's deadline of March 2, 2016. Mr. Shoupe stated that as this was a revision to the Zoning Code, it needed to be reviewed by both Township and County Planning Commissions, prior to adoption by the Board of Supervisors. He further advised that the draft ordinance was modeled on the County Planning Commission's recommended ordinance. After some further comments, a motion was made by Mr. Rall, seconded by Mrs. Reynolds, to recommend approval of this ordinance to the Board of Supervisors. Motion carried unanimously.

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

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary