

AGENDA ITEMS

- *Higher Rock Partners proposed Text Amendment*

MONTGOMERY TOWNSHIP PLANNING COMMISSION Meeting Minutes November 16, 2017

The November 16, 2017 meeting of the Montgomery Township Planning Commission was called to order at 7:30 pm by Chairman Jay Glickman. Commission members in attendance were: David Fetzer, Ellen Reynolds, Leon McGuire, and Jay Glickman. Also present: Bruce Shoupe, Marianne McConnell, and Stacey Crandell.

The minutes from the May 18, 2017 meeting were approved as submitted on a motion made by Ellen Reynolds and seconded by Leon McGuire.

Public Comment – none

Higher Rock Partners / Proposed HLI Zoning Text Amendment:

The applicant, Higher Rock Partners and John & Mary Anne Antonucci, have submitted a proposed text amendment to the provisions of the HLI Overlay district in order to develop their properties. The site totals approximately 18.5 acres and boundaries Bethlehem Pike and Stump Road. Those in attendance presenting the amendments were Robert Brandt, the applicant's attorney, George Hartman, Bohler Engineer, John Antonucci and James Kahn, High Rock Partners.

The applicant stated that they have already received dimensional and signage relief from the Zoning Hearing Board. The Conditional Use and the Land Development applications have been submitted to the Township and are currently under review. The applicant proposes three text amendments to the ordinance; minimum acreage, queuing distance for drive-thru banking facilities; and provide for a unified development for commercial / mixed uses.

The overall site improvements with this plan include traffic improvements, the signalized extension of Witchwood Drive, significant road improvements along Bethlehem Pike and the installation of a new traffic signal on Bethlehem Pike. The current proposed tenants for this plan include Wendy's, Wawa, and a Citadel Bank. A separate retail building, and office building are also proposed at this time. The existing garden center, Sal's Nursery will remain with improvements.

During the presentation a few concerns arose in regards to the increase in traffic, specifically to the intersection at Stump Road and Bethlehem Pike, the left turn entrance off of northbound Bethlehem Pike into the development, the creation of a second jug handle at the Witchwood Drive extension, and a possible backup for those entering the Wawa. This will be the only gas station on southbound Bethlehem Pike within the Township. The Montgomery County Planning Commissions review noted that the HLI Overlay was designed for lower intensity uses, and the higher intensity uses currently proposed which could lead to higher congestion. The applicant stated that the uses proposed are permitted within the HLI Overlay district with compliance to the dimensional regulations. The applicant stated that they had several meetings with PennDOT in regards to the traffic and road improvements proposed. They feel that the proposed left turn off Northbound 309 onto Witchwood extension will help alleviate traffic to the Target shopping center.

After the presentation the majority of the Commission felt that it was a good use of the land and a well-planned high end development of the existing vacant property. A motion was made by Leon McGuire and seconded by Jay Glickman recommending that the Board of Supervisors approve the proposed text amendment. Three of the members present approved the motion and one abstained.

Supervisor Meeting report – none

Other Business - The annual Christmas Planning Commission get together will be postponed and the members will plan an event to get together after the holidays.

There being no further business before the Commission, the meeting was adjourned at 8:05 pm

The next meeting will be held on December 7, 2017 at 7:30pm in the Montgomery Township Municipal Building. The Higher Rock Partners Conditional Use application and possibly Land Development plan is scheduled on the agenda.