

AGENDA ITEMS

Terra Vista – BLI Amendment
Goodwin Subdivision

cc:	R. Birch	K. Johnson
	J. McDonnell	M. Fox
	F. Bartle	Sewer Authority
	J. Walsh	B. Shoupe
	C. Chimera	E. Reynolds
	L. McGuire	M. Beatty
	J. Glickman	K. Amey
	J. Goldstein	J. Trump
	J. Rall	S. Krumenacker

MONTGOMERY TOWNSHIP PLANNING COMMISSION

October 3, 2013

The October 3, 2013, 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, Steven Krumenacker, and Leon McGuire. Commissioners James Rall and Ellen Reynolds were absent. Also present were Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of August 15, 2013, were approved as submitted.

There were no public comments.

The first item on the agenda was a presentation of the rezoning application of Terra Vista for an extension of the Billboard Limited Industrial Overlay District. Robert Kerns, attorney, was present to address this proposal. Also present were John Antonucci, Terra Vista; Rolf Graf, engineer; and Jamie Kloin, attorney. Mr. Kerns advised that this application was to extend the BLI – Billboard Overlay District over four properties along Bethlehem Pike toward Stump Road. He stated that when the Township originally enacted this ordinance, it was anticipated that four billboards would be allowed. Three billboards are currently installed. One billboard is proposed to be installed and that would be the last one allowed according to the ordinance. The Board of Supervisors has scheduled a Public Hearing for October 28, 2013, to discuss this proposal. Some discussion followed. Mr. Glickman noted that the Montgomery County Planning Commission had not recommended approval of this amendment to the ordinance. Mr. Trump stated that they were following what the Township's Comprehensive Plan had envisioned for this location and did not feel that a billboard would be appropriate. Mr. Kerns explained that this billboard would be located near the PECO transmission lines. He further stated that it was

across the street from the Quarry and the car dealership. A question arose regarding the property owned by Abington Hospital. Mr. Kerns stated that they were aware of this proposal and were not in opposition. The consensus of the members was that they were not really happy with the proposal, but the location was most likely the best for this purpose. A motion was made by Mr. Glickman, seconded by Mr. McGuire, to recommend to the Board of Supervisors that this ordinance amendment be approved, subject to compliance with all comments of the Township review agencies. Motion carried unanimously.

The next item on the agenda was a discussion of the plan for the Goodwin Subdivision. Jason Smeland, engineer for the project, was present to discuss this plan. A number of surrounding property owners were also present. Mr. Smeland stated that this subdivision was a three lot subdivision on Stevers Mill Road. The existing lot was part of the original Montgomery Hollow Subdivision. He advised that the existing house would be demolished and three single family homes would be built. The property was owned by Edwin Goodwin, who is in his eighties and wanted to sell the property. Mr. Smeland stated that the plan had been reviewed by the township reviewing agencies. He advised that they would comply with all of the review comments with the exception of five waiver requests. He had worked closely with the Township Engineer and Landscape Architect, to address all of their concerns. Mr. Smeland stated that the waivers they were requesting were as follows:

1. Section 205-49.C – the requirement that the Landscape Plan be prepared by a registered Landscape Architect. *As the proposed landscaping for this project is minimal, the applicant believes that preparation of the plan by a Landscape Architect is not necessary.*
2. Section 205-52.G – the requirement for individual lot landscaping. *The applicant is proposing to utilize the existing shade trees in the front and rear yards of each lot to fulfill this requirement.*
3. Section 205-18.A(3) – the requirement that the minimum internal diameter of storm drains be 15 inches. *The applicant is proposing the use of 8 and 12 inch HDPE pipes for the proposed basin and basin outlet pipe.*
4. Section 205 – Appendix B.B. – the requirement for the minimum water quality criteria for the Little Neshaminy Creek Watershed. The post development runoff volume generated from the one-year, twenty-four hours design storm shall be controlled so that it is released over a minimum of 24 hours. *The applicant is requesting a waiver of this requirement.*
5. Section 205- Appendix B.C(2) – the requirement for use of the “Cover Complex” method to analyze increase in total runoff and to determine storm water management facility size. *The applicant is requesting to use of the Modified Rational method in place of the Cover Complex method.*
6. Section 205-78.B(1) – The requirement to provide existing features within 400 feet of the site. *The applicant will provide an aerial photo.*

Some discussion occurred regarding the requested waivers. The consensus of the Planning Commission members was that they would not be opposed to the waivers, as long as the township consultants had recommended approval. Chairman Trump then asked the audience if anyone wished to speak. It was determined that the majority of the residents present were not concerned with this current subdivision, as long as the conditions as described were met. Their concern was regarding the single lot which was

just next to this parcel. It had just been a woodlands of sorts and the current owner had cut down all of the trees and bushes. The residents were concerned that this would now cause drainage problems, and some of them had existing drainage problems. They were also concerned that this had been permitted to happen. Mr. Shoupe explained that the "codes" did not apply to a single lot. The owner could do whatever they wished with the property. It was not a subdivision, so those codes would not apply. Mr. Smeland stated that he was also involved with that project and every precaution was being taken to prevent any drainage issues being compounded. After some 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 review agencies. The motion further recommended that the requested waivers be approved. Motion carried unanimously.

Mr. Krumenacker advised that he had attended the Board of Supervisors meetings in September and that there was nothing of a "planning" nature to report.

This meeting was adjourned at 9:10 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary