

AGENDA ITEMS

127 Stevers Mill Road Subdivision  
General Hancock Pad Site #4 – Quaker Steak

cc:	R. Birch	K. Johnson
	M. Fox	Sewer Authority
	J. McDonnell	F. Bartle
	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  
December 19, 2013

The December 19, 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 Steven Krumenacker, James Rall and Ellen Reynolds. Commissioners Michael Beatty, Jay Glickman and Leon McGuire were absent. Also present were Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of November 21, 2013, were approved as submitted.

There were no public comments.

The first item on the agenda was a presentation of the plan for 127 Stevers Mill Road. Jason Smeland, engineer for the project, was present to discuss this plan. Several of the nearby residents were also present. Mr. Smeland advised that this property would be subdivided into two lots. Lot #1 would contain a new dwelling and an underground storm water management system. Lot #2 would contain an existing single family dwelling. Mr. Smeland stated that they had received review letters from the Township consultants and would comply with all of the comments, with the exception of some waivers. He advised that these waivers were the same as those requested for the adjoining property which had just received approval from the Board of Supervisors. However, they were also requesting waivers from the buffering requirements. The waivers were as follows:

1. Section 205-52.B(3)(a) – the requirement for softening buffer. Softening buffer is missing along the northeastern property line. *(The consultants have no objection to this waiver provided a fee in lieu of the missing landscaping is provided.)*

2. Section 205-52.G, Table 1 – the requirement for individual lot landscaping. Three shade trees are required to be provided per lot in order to meet this requirement. *(The consultants have no objection to this waiver provided a fee in lieu of the missing landscaping is provided.)*
3. Section 205-53.C – the requirement for preservation of existing trees on the site. Replacement trees must be provided in accordance with Section 205-53.C(4). *(The consultants have no objection to this requirement provided a fee in lieu of the missing landscaping is provided.)*
4. 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. (The consultants have no objection to this waiver.)*
5. Section 205-18.A (3) – the requirement that the minimum internal diameter of storm drains be 15 inches. *(The consultants have no objection to this waiver provided the minimum diameter of the outlet pipe is 6 inches with outlet control at the yard drain.)*
6. 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. (The consultants recommend support this waiver based on the minimal size of the drainage shed.)*
7. 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. (The consultants have no objection to this waiver based on the minimal size of the drainage shed.)*

Mr. Smeland stated that he and the Township Landscape Architect had walked the property to determine the correct number of replacement trees. Seventeen trees were required. Mr. Smeland stated that they would be willing to plant these trees on the neighboring properties if permissible. The applicant would prefer to plant the trees rather than pay a fee in lieu of planting the trees. This had never been done before. The Planning Commission members did not want to set a precedent and recommend that this be permitted. After some discussion, it was determined that Mr. Smeland and the Township Landscape Architect would meet with the neighbors on the site to determine where trees and shrubs could be planted to meet the buffer requirements. Planting should only be done on the applicant’s property. Some of the neighbors were also concerned about the drainage from the property. Mr. Smeland advised that there would be a storm water management system on the property and that this development would not increase any existing water problems. It will be built according to Township standards. After some further discussion, a motion was made by Mrs. Reynolds, seconded by Mr. Rall, to recommend to the Board of Supervisors that the waivers be approved, with the exception of the buffer requirements. The applicant should meet with the residents and then return to a future Planning Commission meeting. Motion was approved.

Next on the agenda was a presentation of the plan for General Hancock Partnership Pad Site #4. Kirk Clauss, engineer for the project, was present to discuss this plan. He advised that it was located by the

existing Costco building. The applicant proposes to subdivide the property into two lots. Proposed improvements to Lot 2A include the construction of a 31,157 square foot building pad for a future retail use. Proposed improvements to Lot 2B include the construction of a 6,000 square foot building for a Quaker Steak and Lube Restaurant and a storm water management basin. Mr. Clauss stated that this pad site had always been proposed from the submission of the first plan for this whole area. He was not asking for a recommendation at this meeting; he wanted to give the Planning Commission a preview of what was being planned. They had received review letters from the Township consultants. Mr. Clauss stated that they would be requesting some waivers, which were consistent with what had been approved for the other locations in this development. The waiver requests were as follows:

1. Section 205-78.B.(1) – The Applicant has requested a waiver from the requirement that the plans must include the names and widths of street cartways and right-of-ways within four hundred (400) feet of the tract to be subdivided or developed. *(The consultants have no objection to this waiver with the condition that the Applicant agrees to provide any additional information deemed necessary during the course of the review process.)*
2. Section 205-78.B.(2) - The Applicant has requested a waiver from the requirement that the plans must include the location of storm sewers and sanitary sewers within four hundred (400) feet of the tract to be subdivided or developed. This section specifies the existing features required to be shown on the plans within the land to be subdivided or developed. *(The Applicant should clarify their request for a waiver and revise the plans accordingly.)*
3. Section §205-78.C.(1)(f) – The Applicant has requested a waiver from the requirement that the tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision or development be shown on the plan. *(The consultants have no objection to this waiver.)*
4. Section 205-52.D.(1)(c) – The Applicant has requested a waiver from the requirement that a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15 feet in width. The applicant proposes a maximum of 21 parking spaces without a landscape island. *(The consultants have no objection to this waiver provided a fee in lieu of the missing landscaping be provided.)*

Mr. Clauss stated that he would revise the plan based on the review comments and return to a future meeting.

The next meeting of the Planning Commission would be held on Thursday, January 16, 2014.

This meeting was adjourned at 9:00 p.m.

Respectfully submitted:

Marita Stoerrle  
Development Coordinator/  
Recording Secretary

