

AGENDA ITEMS
Hawthorne Court

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

MONTGOMERY TOWNSHIP PLANNING COMMISSION
January 20, 2011

The January 20, 2011, meeting of the Montgomery Township Planning Commission was called to order by Vice Chairman Jay Glickman 7:30 p.m. In attendance were Commissioners Michael Beatty, Leon McGuire, and Ellen Reynolds. Chairman Jonathan Trump arrived at 7:35 p.m., and Commissioner James Rall arrived at 7:45 p.m. Commissioner Eric Phillips was absent. Also present were Matthew Schelly, Montgomery County Planning Commission, Lonnie Manai, Chambers Associates, and Bruce Shoupe, Director of Planning and Zoning.

The minutes of January 6, 2011, were approved as submitted.

There were no public comments.

The first item on the agenda was a presentation of the plan for Hawthorne Court, prepared for Trefoil Properties. Ben Gross, counsel for Trefoil, and Ron Klos, engineer for the project, were present to address this plan. Mr. Gross explained that a plan had been previously approved in 2003, for the approximate 12 acre site, which is located at DeKalb Pike and Gwynmont Drive. That plan had proposed two – 3- story, 60,000 square feet office buildings, with 600 parking spaces provided. The current plan proposes an 11,000 square foot day care and a 4 story hotel for Phase I. Phase II proposes a 3-story office building with 27,000 square feet per story. The total number of parking spaces for this plan is 526. Mr. Gross stated that they had received review letters from the township consultants and they would comply with the majority of the comments. He asked Mr. Klos to explain the plan and the waivers which Trefoil was requesting. Mr. Klos explained that the plan consisted of interior changes only. Public improvements had previously been completed, so they would remain the same. The changes consisted

of the configuration of the buildings and parking spaces within the parcel. The stormwater management plan had been upgraded to comply with BMP's (Best Management Practices.) Mr. Klos discussed certain comments from the review letters which he wanted to clarify and/or to request a waiver. He advised that they believed that they did meet the requirements for accessible parking spaces. The question arose in the accessibility review of the plan. Mr. Klos advised that this was based on the entire parcel being considered as a whole. Therefore, adequate parking spaces were provided. Regarding the zoning review, he stated that Gwynmont Drive would be offered for dedication to the Township. Mr. Shoupe was concerned regarding the maintenance of the sidewalk along Gwynmont Drive. Mr. Klos stated that there would be a Homeowner's Association which would take care of maintenance issues. He further stated that concrete bollards would be provided as protection around the daycare center play area. The proposed sidewalks are to be four feet wide; the requirement is for five foot wide sidewalks. After some discussion, Mr. Klos stated that he would look into the ANSI requirements and would meet those conditions. With regard to the review of Kevin Johnson, Traffic/Street Light Engineer, Mr. Klos said that Note #15, regarding the installation of the traffic signal, would be removed from the plan, since it was no longer necessary. Also noted was a waiver request for the size of the handicapped parking spaces. Mr. Klos stated that they were providing 8 foot wide spaces. The requirement is for 12 foot spaces. Mr. Johnson indicated that he would support a waiver, as an 8 foot wide parking space meets the federal requirements. A discussion arose regarding the proposed lighting. It was suggested that the lighting be within the landscape islands. Mr. Klos stated that this would not be possible due to the configuration of the parking lot; however, they will make certain to protect the lighting standards. He also noted that they would be requesting a waiver of the street lighting requirements for the Gwynmont Drive Extension. Mr. Klos mentioned that this had been requested and approved with the previous plan submission. A comment was made regarding the concerns of the residents of Gwynmont Farms if the street lighting was not installed. It was felt that the street lights should be installed, especially as the road will be offered for dedication to the Township. Mr. Klos stated that they would also look into this requirement. The next review letter to be discussed was from Chambers Associates. A discussion occurred regarding the driving aisle between the office building and the Gwynmont Drive Extension. The only access is in front of the hotel and could cause concerns for vehicles and pedestrians. Mr. Klos stated that they would have signage and striping to help control this situation. The access for the hotel would be made one way in and out. Mr. Klos felt that this would also help to alleviate any traffic flow concerns. Mr. Manai was concerned that the cartway was only 22 feet in width. He felt that this should be 26 feet. Mr. Klos advised that it would not be possible to do this the entire distance; however, they would provide as much road width as possible. Mr. Manai stated that this plan actually reduced the percentage of impervious coverage from the previously approved plan. Mr. Klos stated that they would comply with all of the other comments. The last review letter to be discussed was from Judy Stern Goldstein, Boucher & James, Landscape Architect. Mr. Klos stated that they would be requesting the same waivers as were previously approved. A waiver of the softening buffer had been granted and was currently being requested. Mr. Klos stated that screening buffer and street trees would be provided as required. The consensus of the Planning Commission was that did not have a concern with this waiver. Mr. Klos also noted that they were requesting a waiver of the requirement for one shade tree to be planted in each 290 feet of planting island. He stated that there were utility conflicts which precluded the trees from being planted on three of the islands. He further advised that the shade trees would be planted elsewhere on the site. The Planning Commission did not have a concern with this waiver request. Mr. Klos further indicated that they would plant the required number of trees and shrubs; however, they may not be able to place them in the required locations. They would do whatever was possible. Mr. Glickman suggested that they work with Boucher & James to reach an agreement on the landscaping. A discussion ensued regarding the timing of the installation of the buffer. The Planning Commission would like to suggest that wording be placed in the

Land Development Agreement stating that the landscaping would be installed within a certain time frame. They were concerned that if the proposed office building (Phase II) was not ever constructed, that the landscaping would never be finalized. Mr. Gross stated that Trefoil would be agreeable to that condition. Mr. Klos stated that he would like to point out one more waiver request. It was for slopes within the buffer area to be 25% or less. They were proposing slopes at 33% along the northern property line. The consensus of the Planning Commission was that they were not concerned with this request. Matthew Schelly, Montgomery County Planning Commission, advised that his review would be submitted shortly. However, he did point out that the review would request that trail connections be part of the plan. Mr. Gross stated that Trefoil would not be opposed to the trail connections. Chairman Trump stated that the issues involved a wider cartway, the landscaping requirements (numbers) be met, street lighting for Gwynmont Drive Extension, and also that there be language in the Land Development Agreement regarding the timing of the landscape installation with regard to the phasing of the project. Chairman Trump stated that he would like to see the revised plan before making a final recommendation to the Board of Supervisors. Mr. Gross asked if the Planning Commission could make a conditional or preliminary recommendation. After some further discussion, a motion was made by Mr. Glickman, seconded by Mrs. Reynolds, to recommend to the Board of Supervisors that this plan be preliminarily approved, subject to the conditions as outlined above. The motion further recommended that the applicant return to the Planning Commission after revising the plan in order to receive a final recommendation. Motion carried unanimously. Mr. Klos stated that they would be submitting a revised plan based on the review comments and would also plan to attend a future meeting of the Planning Commission.

Mr. Shoupe had distributed a copy of the proposed Park and Recreation Plan. He advised that this plan would be presented by Montgomery County Planning Commission at the February 17, 2011, meeting.

There being no further business, this meeting was adjourned at 9:15 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary