



## MONTGOMERY TOWNSHIP

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### Planning Commission Meeting Minutes March 17, 2022

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 pm, Thursday, March 17, 2022. The members of the Planning Commission in attendance included: Jim Rall, Jay Glickman, Rutuke Patel, Tom Borghetti, and Leon McGuire. Also present: Sean Kilkenny, Township Solicitor; Heather Hines, Township Solicitor; Candyce Chimera, Board Liaison; Bruce Shoupe, Director of Planning & Zoning; and Marianne McConnell, Deputy Zoning Officer.

**Approval of Minutes** – On a motion made by Jim Rall and seconded by Jay Glickman, the November 2021 and February 2022 minutes were approved as submitted.

**Pecan Properties 3-Lot Subdivision LDS 719 / Lansdale Avenue & Knapp Road** - Leon McGuire recused himself from this application as he represents the applicant for this project. Mr. McGuire of Van Cleef Engineering Associates presented the project to the Commission. The 1.875-acre site is located at the corner of Lansdale Avenue and Knapp Road and sits within the R-2 Residential District. The applicant proposes to subdivide the property into 3 lots. The existing dwelling with access to Lansdale Avenue will remain on Lot 1. The existing access to Knapp Road and the detached garage will be removed (lot 1). The applicant proposes to construct a single family detached dwelling on lots 2 & 3 with a new driveway access to Landsale Avenue (lot 2) & Knapp Road (lot 3).

The applicant proposes a rain garden and infiltration basin on lot 1 and a rain garden with storm water easement on lot 3. The rain gardens on lots 1 and 3 will also provide storm water management for lot 2 as no infiltration system could be provided on lot 2 due to soil conditions. There was discussion as to potential buyers of each lot being notified of the storm water management systems and their responsibility to maintain these systems, especially lots 1 and 3 providing management for lot 2.

The applicant requests the following waivers from the Board of Supervisors for this project including providing curbing, widening the cartway along the frontage, fencing around the rain gardens, pipe size, slope of basin, location of street tree, providing sidewalks, and allowing an aerial of the site rather than plan showing details of surrounding properties. The Township Engineer had no objections to these waiver requests, however, did note that sidewalks will be required at any location where the Board of Supervisors determine that they are necessary for public safety. The applicant's Engineer was advised that sidewalks and pedestrian connectivity are important to the Board.

On a motion made by Jay Glickman and seconded by Tom Borghetti, the Planning Commission recommends that the Board of Supervisors approve the Land Development application subject to Township Consultant and Staff review letters. All in favor.

**Westrum Lifestyle Apartments LDS 717 / Bethlehem Pike** - The applicant's attorney, Carrie Nase-Poust, presented the application to the Commission members. Also present for the applicant, Anthony Caponigro of Kimley-Horn & Associates and Michael Maier of Commerce Pursuit Capital. The applicant proposes the construction of a 225 unit lifestyle 3-story apartment building with associated underground and surface parking. The existing 10-acre parcel sits within the LI-Limited Industrial district and is currently vacant. The lot does not have frontage along Bethlehem Pike or Stump Road. It sits behind the Rodeway Inn. Access is provided by proposed easements over adjacent properties to Stump Road and Bethlehem Pike (emergency access only to Bethlehem Pike through the Rodeway Inn parking lot). The plan also includes pedestrian connectivity to Stump Road and Bethlehem Pike.

Three storm water management areas are provided on the site. There is existing landscaping around the perimeter to provide buffering and screening. Additional plantings throughout the site are proposed. The main access to the site is from Stump Road. The access road will be improved and paved and improvements will be made at the Stump Road entrance. Several offsite easements will be obtained to make the necessary improvements.

The applicant stated that they will comply with the comments in the review letters received. The applicant has submitted waiver requests for the following requirements: number of parking islands, storm water management provided for proposed 41% impervious coverage, allow 6" reveal for curbing, 4 foot fencing around the basin, provide wheel stops rather than bollards, and allow preliminary / final approval of the plan.

A text amendment was adopted in 2021 to allow the lifestyle apartments by Conditional Use meeting specific criteria. The applicant received Conditional Use approval during the November 22, 2021 Board of Supervisors meeting. The project has been presented to the Planning Commission previously for the text amendment and Conditional Use application.

The Planning Commission expressed some concern regarding the proposed pedestrian crossing at Bethlehem Pike, but understood that the plan was approved by PennDot and appropriate safety measures (timing and light adjustments) will be put in place at the crosswalk areas to allow pedestrian crossing.

On a motion made by Jay Glickman and seconded by Tom Borghetti, the Planning Commission recommends that the Board of Supervisors approve the Land Development application subject to Township Consultant and Staff review letters. All in favor.

**Adjournment:** There being no further business to come before the Commission, the meeting adjourned at 8:00 pm. The next meeting will be held at 7:30 pm on March 17, 2022 at the Township Building.