



## Montgomery Township Zoning Hearing Board

**Meeting Date: November 1, 2023 – 6:30 pm**

*The agenda for the scheduled hearing is as follows:*

**1. Application #23100001 – ESW America / 200 Progress Drive** – The 3.7-acre property sits at the corner of Progress Drive and Keystone Drive within the LI-Limited Industrial / HLI Overlay District. The applicant currently operates an engine and vehicle emissions testing facility within the 40,000 square foot single story industrial building. The applicant proposes to install a 7,753 gallon (safe fill limit) above-ground diesel fuel tank within the side yard of the property adjacent to 213/215 Keystone Drive. The proposed tank will store 2007 CARB/EPA Certification Ultra-low Sulfur Diesel (ULSD) fuel. Per Section 230-150A, Prohibited uses, of the Code of Montgomery Township: The storage above ground or partially above ground of any inflammable or explosive materials in excess of 550 gallons capacity is prohibited in any district, except when authorized as a special exception, and provided that suitable and substantial fire and explosive protective means are provided in accordance with Underwriters' Laboratories, Inc., requirements.

**2. Application #23100002 – Mitzvah Circle Foundation / 435 Doylestown Road** – The applicant is the equitable owner of the 1.7-acre property located at 435 Doylestown Road within the R-5 Residential District. The property is currently improved with a 19,835 sq ft building, 1,000 sq ft pole barn, 4,000 sq ft pole barn, and associated parking. The existing property is non-conforming as to use and dimensional requirements. The applicant proposes to purchase the property and convert the use from the existing non-conforming retail/manufacturing/warehouse use to a similarly non-conforming warehouse use with accessory office space. Mitzvah Circle is a non-profit organization currently operating in Norristown and intends to relocate their operations. The organization accepts in-person donations of material items and non-perishables, sorts and packages donations, and delivers directly to families in need through volunteers and their personal vehicles. The applicant requests a Special Exception pursuant to Section 230-139B to permit the change in non-conforming use and Variances from the provisions of Sections 230-126A and B to permit signage for the organization.

**3. Application #23100003 – Chick-Fil-A / 794 Bethlehem Pike** - The Applicant, Chick-Fil-A, Inc. owns and operates an existing restaurant with drive-through on a 1.124 sq ft parcel within the C- Commercial District. Chick-fil-A proposes to make modifications to the existing drive-through to create a second drive-through lane. The applicant's plan includes the addition of two canopies (818 and 966 sq ft in size) in the drive-through lanes, modifications to landscaping, refuse collection and existing curbing and parking. The Applicant is seeking variances from the provisions of Sections 230-77C,D,F & G, and 230-134C(7) to reduce the parking below the required 52 spaces to 44 spaces, maximum impervious coverage, minimum green area, minimum side yard setback and rear yard setbacks.

**\*\*Copies of the Application(s) and accompanying documents are on file in the Township's Planning and Zoning Department and may be seen upon request\*\***