

Montgomery Township
Planning Commission Meeting Minutes
October 19, 2023

The regular meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 p.m. Thursday, October 19, 2023. The members of the Planning Commission in attendance included: Jay Glickman, Leon McGuire, Tom Borghetti, Frank Davey, and Jim Rall. Also present: Candyce Fluehr Chimera, Board Liaison; Kailie Melchior, Township Solicitor; Marianne McConnell, Director of Planning & Zoning/Zoning Officer and Mary Gambino, Land Development & Project Coordinator.

The regular meeting was called to order at 7:30 p.m. by Chairman Tom Borghetti.

After roll call and The Pledge of Allegiance, a motion was made by Jay Glickman, and seconded by Frank Davey, to approve the minutes of the September 21, 2023, meeting, as submitted.

Atlas Broadband Solutions – 1011 Lansdale Avenue – LD-23-006

Susan A. Rice, P.E., of STA Engineering, Inc., addressed the Planning Commission, stating that the applicant had completed a Conditional Use Application, which had been approved by the Board of Supervisors, and this Land Development application is the next step in the process. The proposed 2-lot subdivision is located at 1011 Lansdale Avenue. The applicant proposes to subdivide the property into two lots creating a flag lot in the rear, to be improved with a single-family detached dwelling and associated improvements. The Land Development Application has been reviewed by various township consultants and there remain only a few items to be addressed. Ms. Rice also discussed the six items listed in the waiver request letter, those being: pipe diameter, fencing the stormwater facility, landscaping requirements, features shown within 400 feet of the site, road widening with curbs, and installation of sidewalks along Lansdale Avenue. Ms. Rice stated that Lansdale Avenue is a state-owned road and is a consistent width on the south side for more than 500 feet in either direction. Ms. Rice further stated that PennDOT typically is not in favor of curbing, which would affect the flow of stormwater. She stated that currently, water flows across the property and will be handled by the proposed stone bed on lot 2. Ms. Rice stated that there are currently no sidewalks along Lansdale Avenue near this location. Frank Davey and Candyce Fluehr Chimera both stated that the Board of Supervisors is advocating for sidewalk installation wherever possible, to improve the walkability of the township, and the Board hopes that future sidewalk installations will provide connective walkability. Jay Glickman stated that the Board of Supervisors will ultimately decide on the waiver requests. Tom Borghetti stated that the Board of Supervisors will probably not take issue with the standard waiver requests, but they may take issue with the request for a waiver of the sidewalk installation. Upon motion by Jay Glickman, and second by Tom Borghetti, the Planning Commission recommended that the Board of Supervisor approve the land development application of Atlas Broadband Solutions, subject to the comments contained in the consultant review letters, and the requested waivers to be determined upon the discretion of the Board. All in favor.

Raising Cane's Restaurant – 860 Bethlehem Pike

Amee Farrell, Esq., counsel for the applicant, addressed the Planning Commission regarding the Land Development Application of Raising Cane's Restaurant, to be located at 860 Bethlehem Pike, within the Montgomery Mall property. She was accompanied by Michelle Robertson, Property Development Manager for Raising Cane's Restaurant. Ms. Farrell explained that Raising Cane's intends to demolish the former Bertucci's restaurant at this location and build a 4,000 square foot fast food restaurant with

indoor and outdoor seating. She further stated that the Zoning Hearing Board had approved the drive thru service and canopy setback relief during the hearing held July 19, 2023, and the applicant intends to comply with the recommendations of the various review agencies regarding this land development application. There was an on-site meeting with the Township Engineer to discuss landscaping. The applicant intends to request only a partial waiver of landscaping requirements, due to the significant landscaping that is existing and proposed for the site. The proposed landscaping plan will initially meet the intent and the spirit of the ordinance and, after time for growth, will ultimately meet the requirements of the ordinance. Jim Rall questioned whether the applicant could forfeit one parking space to provide for additional landscaping. Ms. Farrell agreed that the applicant will consider this request, as there is plenty of parking provided. Jim Rall stated that other Raising Cane's locations are fully landscaped and attractive. Ms. Farrell stated that she will provide a revised waiver letter to incorporate a waiver of the requirement to provide shade to every parking area within five years of planting. Tom Borghetti questioned the traffic flow involving two drive thru lanes. Marianne McConnell requested clarification on the safety precautions provided for employees crossing the first lane of cars to deliver food to cars in the second lane. Ms. Robertson explained that all employees wear reflective vests, there is additional illumination at the order and pickup windows, the lanes move very slowly, and employees rotate outdoor shifts. Upon motion by Jay Glickman, and second by Jim Rall, the Planning Commission recommended that the Board of Supervisors approve the proposed plan, subject to the recommendations of the various review agencies. All in favor.

Adjournment: There being no further business to come before the Planning Commission, the meeting was adjourned at 8:00 p.m. The next meeting will be held at 7:30 p.m. on November 16, 2023.