

AGENDA ITEMS

Sprint Store

MONTGOMERY TOWNSHIP PLANNING COMMISSION

July 17, 2014

The July 17, 2014, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:35 p.m. In attendance were Commissioners Michael Beatty, Jay Glickman, Steven Krumenacker, Leon McGuire, and Ellen Reynolds. Commissioner James Rall was absent. Also present were Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of May 15, 2014, were approved as submitted.

There were no public comments.

Sprint Store

The first item on the agenda was a presentation of the plan for Kin Properties, which is for a Sprint Store to be located at 770 Bethlehem Pike. Carl Wiener, attorney, and Brenden Dorley, engineer, were present to discuss this plan. Joe Stevens, architect, and Peg Prizer, landscape architect, were also present. Mr. Wiener advised that the applicant proposed to demolish the existing 4,632 square foot building and parking lot and construct a new 3,179 square foot building, parking lot and consolidated single access to Bethlehem Pike. Mr. Wiener further stated that they had received relief from the Zoning Hearing Board for the following:

1. §230-77.A(2) - To permit a lot area of 21,348 square feet which is below the minimum permitted lot area of 25,000 square feet.
2. §230-78.A - To permit landscape buffers less than the required 25 foot width, buffers of between 5 and 13 feet will be provided.
3. §230-134.D – To permit non-conformance with the landscaping requirements of the Subdivision and Land Development Ordinance.

Mr. Wiener stated that he felt that the applicant was improving the site from its current conditions. The site would be much more aesthetically pleasing than it is in its current condition. Brandon Dorley, the project engineer, addressed the plans for the site. Some questions arose regarding the landscaping of the site. The applicant's landscape architect, Peg Prizer, explained exactly what was planned for the site. She stated that they wanted the property to have beautiful landscaping all through the year, so they designed a plan that would provide for this. They also wanted the site to be visibly attractive from Route 309. However, they were requesting several landscaping waivers.

1. Section 205-52.A – A waiver is requested from the requirement for street trees.
2. Section 205-52.B(4)(a) – A waiver is requested from the requirements for softening buffers. The applicant requests to reduce the quantity of trees and shrubs required in the buffer.
3. Section 205-52.B(4)(a) – A waiver is requested from the requirements for softening buffers. The applicant requests to reduce the width of the buffer.
4. Section 205-52.B(5)(a) – A waiver is requested from the requirements for evergreen plants within the softening buffer. The applicant requests that the requirement that not more than 20% of the plants in the softening buffer be evergreens be waived.
5. Section 205-52.D(1)(a) and Table 1 – A waiver is requested from the requirements for parking area landscaping. The applicant requests to substitute flowering trees for shade trees.
6. Section 205-52.D(1)(d) – A waiver is requested from the requirement for parking area landscaping and planting islands at the end of each parking row. The applicant requests that the requirements that planting islands be placed at the end of each parking row and for raised concrete curbing around parking islands be waived.
7. Section 205-52.D(1)(e) – A waiver is requested from parking area landscaping and the requirement for 1 shade tree per parking island. The applicant requests that the requirement for 1 shade tree per parking island be waived.
8. Section 205-52.G – A waiver is requested from the requirement regarding individual lot landscaping. The applicant requests a reduction of the number of trees and shrubs required.

Ms. Prizer advised that they were willing to put as much landscaping in place as could be possible. They would either plant the other trees in another location or provide a fee in lieu.

Mr. Dorley advised that there were also some other waivers which were being requested. All other comments from the Township's consultants would be satisfied.

1. Section 205-10.H(7)(b) – A waiver from the requirement for handicapped parking spaces to be a minimum width of 12 feet. The applicant proposes an 8 foot wide parking space width, which meets the Federal Standards.
2. Section 205-17.D – A waiver is requested from the requirement for curbing. The applicant requests to not install curbing along the Eastern and Southern edges of the parking area.
3. Section 205-78.B(1) – A waiver is requested from the requirement to show existing features within 400 feet of the property. The applicant proposes to provide a photo overlay plan depicting the project area in lieu of the existing features plan.

Mr. Shoupe stated that the applicant would submit revised plans to satisfy the comments of the review letters. However, he did not foresee that there would be a reason to come back to the Planning

Commission. A motion was made by Mr. Glickman, seconded by Mr. McGuire, to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township review agencies. The motion further indicated that all requested waivers be approved and that the Township accept a fee in lieu of the landscaping that could not be located on site. Motion carried unanimously.

Mr. Shoupe briefly explained the amendment to the Billboard Ordinance. He advised that this was just a "housekeeping" item that is needed to address the new digital billboards. A digital billboard would not have to comply with the present code which states that the separation should be 5 feet.

The next meeting of the Planning Commission will be held on Thursday, August 21, 2014.

This meeting was adjourned at 8:10 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary