



PMONTGOMERY TOWNSHIP

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Planning Commission Meeting Minutes August 18, 2022

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 pm, Thursday, June 16, 2022. The members of the Planning Commission in attendance included: Tom Borghetti, Rutuke Patel, Jay Glickman, Frank Davey, and Leon McGuire. Also present: Kailie Melchior, Township Solicitor; Judy Stern Goldstein, Gilmore Associates; Bruce Shoupe, Director of Planning & Zoning; and Marianne McConnell, Deputy Zoning Officer.

On a motion made by Jay and seconded by Frank, the minutes from the July 2022 meeting were approved as submitted.

Proposed Zoning Text Amendment Commercial District / Ambulatory Health Care Center – Mr. Greg Davis, attorney representing Penn Medicine, presented the project and proposed text amendment to the Planning Commission members. Mr. Davis provided some background on the property and proposed project. Penn Medicine has been looking for a location to expand patient care and access to the community within Montgomery County. They are looking at the 12-acre parcel on Dekalb Pike. The property is zoned C-Commercial. A medical clinic is a permitted use by right within this district, however, Penn Medicine's proposed use does not quite fit within this definition. Therefore, they are proposing a text amendment to allow by Conditional Use an Ambulatory Health Care Center. In general, the proposed use will provide outpatient healthcare services closer to home. No overnight stays and no emergency room / department is proposed. The proposed development includes an approximately 150,000 (gsf) Ambulatory Health Care Center (environmentally sustainable LEED certified building) and structured parking garage, surface parking, landscaping, pedestrian connections, storm water management and neighborhood buffering.

Ms. Kathy Krumenacker, VP of Strategic Partnerships with Penn Medicine, discussed the location of the site, Penn Medicine's desire to have a presence in this area, the benefits to the community, and the services the proposed center will provide to the community.

The architect for the project discussed the environmentally sustainable construction and operation of this proposed development. The proposed 4-story building is approximately 150,000 square feet of gross floor area with a 56,000 sq ft footprint plus the parking garage. The building height is 65 feet. The parking garage height is 60% of the building height, 39 feet. The parking garage lighting will take into consideration the adjacent residential properties and select fixtures to shine down and operate only during business hours. The proposed text amendment increases the maximum building coverage from 20% to 30% of the lot for this proposed use only. It is not a blanket increase for all properties within the C-Commercial district.

The PC members asked questions during the presentation in regard to building & parking garage heights, building coverage, and parking garage lighting. On a motion made by Jay Glickman and seconded by Frank Davey, the Planning Commission recommends that the Board of Supervisors move forward with the text amendment process, authorize advertise for the public hearing subject to staff and consultant review letters and comments. All in favor.

LDS 723 / 1145 Kenas Road – Lot Line Adjustment - the property owners of 1145 and 1139 Kenas Roads submitted an application to adjust the diagonal property line between the two parcels and “straighten” the line. Both lots would see a minor change in overall square footage but will still comply with all dimensional / zoning requirements for the parcels.

On a motion made by Jay Glickman and seconded by Rutuke Patel, the Planning Commission recommends that the Board of Supervisors approve this Lot Line Adjustment application. All in favor.

Adjournment: There being no further business to come before the Commission, the meeting adjourned at 8:30 pm. The next meeting will be held at 7:30 pm on September 15, 2022, at the Township Building.