

AGENDA ITEMS

General Hancock Partnership Pad Site #4

cc:	R. Birch	K. Johnson
	M. Fox	Sewer Authority
	J. McDonnell	F. Bartle
	J. Walsh	B. Shoupe
	C. Chimera	E. Reynolds
	L. McGuire	M. Beatty
	J. Glickman	K. Amey
	J. Goldstein	J. Trump
	J. Rall	S. Krumenacker

MONTGOMERY TOWNSHIP PLANNING COMMISSION

April 17, 2014

The April 17, 2014, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jonathan Trump at 7:40 p.m. In attendance were Commissioners Jay Glickman, Leon McGuire, and James Rall. Commissioners Michael Beatty, Steven Krumenacker and Ellen Reynolds were absent. Also present was Bruce Shoupe, Director of Planning and Zoning.

The minutes of March 20, 2014, were approved as submitted.

There were no public comments.

The next item to be discussed was the plan for General Hancock Partnership Pad Site #4 – Quaker Steak and Lube Restaurant. Kirk Clauss and Brian Grant were present for this presentation. Mr. Clauss advised that this plan was for a 6,000 square foot restaurant with a 31,000 square foot available for another tenant. No one has been identified at this time. Mr. Clauss stated that he had presented the plan to the Planning Commission in December and since that meeting revised plans had been submitted for review. He advised that he had received review letters from the Township consultants and for the most part will comply with their comments. However, there were some waivers which were being requested.

1. Section 205-78.B.(1) – The Applicant has requested a waiver from the requirement that the plans must include the names and widths of street cartways and right-of-ways within four hundred (400) feet of the tract to be subdivided or developed. *(The consultants have no objection to this waiver with the condition that the Applicant agrees to provide any additional information deemed necessary during the course of the review process.)*

2. Section 205-78.B.(2) - The Applicant has requested a waiver from the requirement that the plans must include the location of storm sewers and sanitary sewers within four hundred (400) feet of the tract to be subdivided or developed. This section specifies the existing features required to be shown on the plans within the land to be subdivided or developed. *(The consultants recommend a partial waiver with the condition that the Applicant provide the locations of the specified existing features within the portion of the property that is to be developed under this application.)*
3. Section §205-78.C.(1)(f) – The Applicant has requested a waiver from the requirement that the tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision or development be shown on the plan. *(The consultants have no objection to this waiver.)*
4. Section 205-52.D.(1)(c) – The Applicant has requested a waiver from the requirement that a maximum of 15 parking spaces shall be permitted in a row without a landscape island of 15 feet in width. The applicant proposes a maximum of 21 parking spaces without a landscape island. *(The consultants have no objection to this waiver request so long as plant material that would be required within this island in accordance with the requirements of SLDO Section 205-52.D(1)(e) are planted elsewhere on the site or a fee-in-lieu is provided. One (1) 290 SF planting island is missing from a parking aisle within the parking area, therefore one (1) additional shade tree would be required. 1 shade tree = \$350)*
5. Section 205-52.C(2)(b) – The Applicant has requested a partial waiver regarding screen plantings at the dumpster enclosures. *(The consultants have no objection to this waiver provided sufficient detail is provided on the plan to demonstrate that the dumpster enclosures comply with the requirements of ZO Section 230-148, Fences and Walls.)*
6. Section 205-52.D(1)(a) – The Applicant has requested a partial waiver regarding shrubs for parking lot perimeter. They intend to plant 154 shrubs instead of 185 shrubs. *(The consultants object to this waiver request. Only 156 shrubs are required around the perimeter of the parking lot. Therefore, the plan is only deficient two (2) shrubs. The remaining two (2) shrubs must be added to the landscape plan.) Mr. Clauss stated that this waiver would be removed from the list as they would plant the two additional shrubs.*

Mr. Clauss further stated that Boucher & James had recommended another waiver which he felt was not necessary. This was for planting islands. He advised that after speaking with Valerie Liggett at Boucher and James; they agreed that this waiver would not be necessary. A brief discussion was held regarding the number of parking spaces required. There was concern that the customers would need to cross General Hancock Boulevard to find parking if it was during a crowded time. Mr. Clauss stated that they were providing the required parking spaces and no one would need to cross the Boulevard to find parking. He further advised that the times of operation were somewhat different than Costco's hours. It was also indicated that the applicant would need to submit an application to the Zoning Hearing Board for signage. Their prototype is to have a car on top of the building. After some further discussion, a motion was made by Mr. Glickman, seconded by Mr. Rall, 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 recommended that the requested waivers also be approved. Motion carried unanimously.

The next meeting of the Planning Commission will be held on Thursday, May 15, 2014.

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

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary