

AGENDA ITEMS

- Plan Review – Pour House Restaurant Patio Addition

MONTGOMERY TOWNSHIP PLANNING COMMISSION

September 17, 2015

The September 17, 2015, meeting of the Montgomery Township Planning Commission was called to order by Vice Chairman Jay Glickman at 7:30 p.m. In attendance were Commissioners Steven Krumenacker, James Rall and Ellen Reynolds. Absent were Commissioners Jonathan Trump and Leon McGuire. Also present were Marianne McConnell, Deputy Zoning Officer and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of July 16, 2015, were approved as submitted.

There were no public comments.

Pour House Restaurant Patio Addition

The first item on the agenda was a discussion of the plan for the patio addition to the Pour House Restaurant. The restaurant is located in the Airport Square Shopping Center in the former Macaroni Grill restaurant building. Andrew Freimuth, attorney, and Ronald Klos, engineer, were present to address this plan. Mr. Freimuth advised that the applicant proposes to construct a 72 seat, 1,405 square foot all season building addition to the existing restaurant building. Also proposed was the construction of a new landscape area, concrete curb and a reconfigured sidewalk. This addition will have a “garage door” system which will allow for outdoor seating when the weather cooperates. The addition will also be used during other times with the doors being closed. He further advised that the applicant had previously received a waiver of land development for the addition of a 310 square foot cooler. Mr. Klos presented an overview of the plan. He stated that there were approximately 220 seats currently in the restaurant and with the patio addition of 72 seats there would be approximately 300 seats total. He further advised that they had received review letters from all of the township consultants. They would comply with all of the comments with the exception of two comments from which they were asking for waivers. The waiver requests are as follows:

1. Section 205-78.B(1) – the requirement to show existing features within 400 feet of the tract boundary. The applicant has provided an aerial photograph.
2. Section 205-101 – the requirement for a traffic study. The applicant proposes that the increase in seating will have a negligible impact on the surrounding road network and site access points.

Mr. Klos stated that Boucher & James had indicated that 25% greenspace was a requirement. He advised that while this project does not individually meet this requirement at present, that the overall shopping center will meet this requirement once future development is completed. Mr. Klos also stated that while they were losing five parking spaces, they still met the requirements for number of parking spaces. He stated that he felt that this was a pretty straightforward project and asked for a favorable recommendation. There was no further discussion of this plan. A motion was made by Mrs. Reynolds, 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's reviewing agencies. The motion further recommended that the requested waivers be granted. Motion carried unanimously.

Mr. Glickman stated that he had attended the Board of Supervisors meeting and the plan for 1701 N. Line Street had been discussed. The Board of Supervisors had approved this plan. Mr. Del Ciotto had asked for a waiver of the fee in lieu of trees, however, the Board did not grant that waiver.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary