

## AGENDA ITEMS

- Reorganization
- Hawthorn Retirement Project
- Warrington – Pileggi Rezoning
- Floodplain Ordinance
- Dates of Meetings

## MONTGOMERY TOWNSHIP PLANNING COMMISSION

January 21, 2016

The January 21, 2016, 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 Leon McGuire, Steven Krumenacker, James Rall and Ellen Reynolds. Commissioner Michael Lyon was absent due to an emergency. Also present were Bruce Shoupe, Director of Planning and Zoning, Candyce Fluehr Chimera, Supervisor Liaison, and Ken Amey, Township Planner.

The minutes of December 17, 2015, were approved as submitted.

There were no public comments.

It was decided to hold the regular meeting first and wait until the end of that meeting to discuss the reorganization.

### **HAWTHORN RETIREMENT PROJECT – CONGREGATE CARE/INDEPENDENT SENIOR LIVING**

The first item to be discussed was the Hawthorn Retirement Residence. James Garrity, attorney, Scott Denlinger, attorney, and Mark Lowen, Lenity Architecture, were present to address this project. They are proposing a text amendment to the BP Business Office and Professional Zoning District to include Congregate Care/Independent Senior Living as a conditional use. Mr. Garrity explained that they were the equitable owners of the property located at Route 202 (Doylestown Road) and Montgomery Glen Drive. He stated that the Planning Commission had originally recommended approval of this proposal in November, 2014. Since that time there have been many staff meetings and reviews and they now feel that the current proposal addresses all previous concerns. Mr. Garrity explained the revisions in this proposal. He advised that they had purchased the adjoining property to allow for a change in density from 30% to 20%. He advised that the use had been changed from permitted to permitted as a conditional use. He stated that the building height had been changed from 48 feet to 40 feet and from 4 stories to 3 stories, as had been requested by the Township. It was also stated that the building coverage had been increased from 20% to 25% to accommodate this 3 story main building and several cottages within the project. The cottages were now twin dwellings. They were proposing 134 suites and 12 cottages. After some discussion, Mr. Garrity summarized the changes in the revised text amendment and plan as follows:

1. "Cottages" were added to the definition of Congregant Care/Independent Senior Living.
2. The New Plan requires that Congregant Care/Independent Senior Living developments receive conditional use approval (previously permitted by right).
3. New Plan reduces permitted height to 40 feet and 3 stories (from 48 feet and 4 stories).
4. New Plan complies with existing corner lot setbacks and permits a slight reduction of the front yard setback to 35 feet (because of the likelihood that the side of the property facing the proposed Montgomery Glen Drive will be considered to be the front yard side of the development).
5. New Plan reduces permitted density to 20 units per acre (from 30 units per acre)
6. New Plan permits parking in front yard with 15 foot setback (again, because Montgomery Glen Drive side of the property will probably be considered to be the front yard).
7. New Plan permits 0.5 parking spaces per unit.
8. New Plan exempts only Congregant Care/Independent Senior Living from some of the requirements of Section 230-83(K), only when abutting a golf course or open space.
9. Addition of new parcel to include cottages and significant open space.
10. Main building setback from Doylestown Road by 138 feet (previously 110 feet).
11. Side yard setbacks abutting golf course increased to comply with existing ordinance.
12. Total building coverage reduced from 20.7% to 19.5%.
13. Landscaped Open Space increased from 58.5% to 59.2%.
14. Impervious coverage reduced from 41.5% to 40.8%.

Mr. Garrity stated that he believed that the revisions have addressed the previous concerns of the Township staff and consultants. A question arose regarding the level of care available to the residents. Mr. Lowen explained that this was not an assisted living facility. It was an in-between type of facility where the residents must be able to live on their own, but wish to have some amenities available to them, such as meals, housekeeping, etc. The facility provided meals in a restaurant like atmosphere. There were also many recreational activities provided. This was not meant to be a medical facility. If someone were not able to live without assistance they would need to relocate to another type of facility. Mr. Amey stated that he believed that the applicant had complied with many of the requests of the Township which were made during the past discussions of this project. However, he did have a question concerning the number of parking spaces provided. Mr. Amey stated that the Township Traffic Engineer had indicated that .6 spaces per unit would be needed. Mr. Garrity stated that their review letter also indicated that they were aware of the study that had been done which indicated that .5 spaces would be sufficient. Mr. Amey stated that he was aware of the studies that had been provided. However, the

Traffic Engineer was still recommending that .6 spaces be provided. Mr. Lowen noted that most of the residents did not have vehicles, even though spaces were provided for them. He believed that there were ample parking spaces. He noted that whenever he visited a facility, he always noticed that there were numerous empty parking spaces available. After some further discussion, a motion was made by Mr. Glickman, seconded by Mr. Rall, to recommend to the Board of Supervisors that this text amendment be approved, subject to satisfactory compliance with the comments of the Township's consultants. Motion carried unanimously.

### **PILEGGI REZONING – WARRINGTON TOWNSHIP**

Mr. Shoupe explained that Warrington Township had sent a copy of this application for a change in zoning to Montgomery Township as a courtesy as the township is contiguous to Warrington. Mr. Pileggi is proposing a change to allow for a rezoning of approximately 41.2 acres of land from Residential Agricultural to Institutional – Age Qualified Residential. They are also proposing a change to the Comprehensive Plan. This property is located on Lower State Road by Limekiln Pike. No one had any issues with this proposal.

### **FLOODPLAIN ORDINANCE**

Mr. Shoupe stated that the Township had just received a review of this ordinance from Montgomery County Planning Commission. They had indicated that FEMA was requiring certain definitions that were not in the original draft of the ordinance. Mr. Shoupe indicated that the ordinance would be revised to address this. The public hearing for this ordinance is scheduled for February 22, 2016. He advised that the Planning Commission would need to make another recommendation to the Board of Supervisors. A motion was made by Mr. McGuire, seconded by Mrs. Reynolds to recommend that the revised ordinance be approved. Motion carried unanimously.

### **DATES OF MEETINGS**

It was decided that the meeting schedule would remain the same, with meetings being held on the third Thursday of each month. Also discussed was the assignments of attendance at the Board of Supervisors' meetings. Copies of the schedules are attached to these minutes.

### **REORGANIZATION**

Vice Chairman Glickman opened the reorganization meeting. Mrs. Reynolds suggested that if anyone was interested in serving in any office that they indicate so. Some discussion occurred. The members of the Planning Commission felt that Jay Glickman would be the best one to be Chairman. Mr. McGuire made a motion, seconded by Mrs. Reynolds, to nominate Mr. Glickman as Chairman for 2016. The motion carried unanimously.

Mr. Glickman made a motion to nominate Mr. McGuire as Vice-Chairman. Motion was seconded by Mr. Rall and carried unanimously.

A motion was made by Mr. Glickman, seconded by Mr. Rall, to nominate Mrs. Reynolds as Secretary. Motion carried unanimously.

This meeting was adjourned at 8:40 p.m.

The next meeting of the Planning Commission will be February 18, 2016.

Respectfully submitted:

Marita Stoerrle  
Development Coordinator/  
Recording Secretary