

## AGENDA ITEMS

- Condo Unit #5 – Five Point Plaza
- 1390 Welsh Road – Nappen
- BP Business Office and Professional District – Ordinance #15-293-Z (Hawthorn Retirement)
- New Britain Township – Quad/Graphics Subdivision Plan

## MONTGOMERY TOWNSHIP PLANNING COMMISSION

March 17, 2016

The March 17, 2016, meeting of the Montgomery Township Planning Commission was called to order by Chairman Jay Glickman at 7:30 p.m. In attendance were Commissioners Steven Krumenacker, Michael Lyon, Leon McGuire, James Rall and Ellen Reynolds. Also present was Bruce Shoupe, Director of Planning and Zoning.

The minutes of February 18, 2016, were approved as submitted.

There were no public comments.

### **Condo Unit #5 – Five Point Plaza**

The first item on the agenda was a presentation of the plan for retail pad sites at Five Point Plaza, known as Condo Unit #5. Robert Brant, attorney, Luke Teller, engineer, and Mike Rossi, RD Management, were present to address this plan. Mr. Brant stated that presently this was a grassy area that the owners hoped to establish as two retail stores. They did not have any tenants at yet. Mr. Brant advised that they had received review letters from the Township consultants and would comply with all of their comments with the exception of several waiver requests. Mr. Teller presented a brief overview of the plan. He advised that there were five waivers which were being requested. Four of the waivers had previously been approved for the BJ's development. The waivers are as follows:

1. Section 205-10.H(7)(b) – the requirement that off street parking spaces for the physically handicapped be a minimum of 12 feet wide. The accessible parking stalls have a proposed width of 8 feet. *(The consultants have no objection to this waiver provided the parking spaces meet all applicable ADA requirements.)*
2. Section 205-25.C(1)(a) – the requirement that the parking area be divided by continuous islands perpendicular to the parking spaces every 186 feet with the divider islands a minimum of 25 feet wide. *(The consultants have no objection to this waiver request. A fee in lieu was provided as part of the previous BJ's Warehouse development and the proposed parking configuration does not indicate the requirement of any additional divider islands.)*

3. Section 205-25.C(1)(b) – the requirement that one additional large landscaped area (1,800 square foot minimum) be provided per 250 parking spaces to provide attractive focal points with the parking lots. *(The consultants have no objection to this waiver request. A fee in lieu was provided as part of the previous BJ's Warehouse development and the proposed parking configuration does not indicate the requirement of any additional large landscaped areas.)*
4. Section 205-52.D(1)(c) – the requirement that a maximum of 15 parking spaces be permitted in a row without a landscaped island of 15 feet in width this island shall contain not less than 290 square feet of planting area. *(The consultants have no objection to this waiver request. A fee in lieu was provided as part of the previous BJ's Warehouse development and the proposed parking configuration does not indicate the requirement of any additional planting areas.)*
5. Section 205-24.B – the requirement that the uniformity (max:min) ratio of 15:1 and (avg:min) ratio of 4:1 for recommended maintained illuminance values for parking lots be exceeded. The highest proposed uniformity (max:min) ratio is 29.60:1 and (avg:min) ratio is 6.38:1. *(The consultants have no objection to this waiver.)*

Some discussion occurred. Mr. Rall questioned regarding the number of parking spaces needed since there was no way to calculate as there were no known tenants. Mr. Brant advised that if a tenant was found and required more parking spaces, they would need to apply to the Zoning Hearing Board for relief. Mr. Krumenacker stated that he felt that the handicapped parking spaces in front of the building would be problematic as the vehicles would need to back out into traffic. Mr. Rossi stated that this was nothing different from other sites and there was not usually a problem. Mr. Brant stated that they would look into this further. The consensus of the Planning Commission was that they thought this was a good plan to clean up this area. A motion was made by Mr. Lyon, seconded by Mrs. Reynolds, to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all comments of the Township's review agencies. The motion further recommended that the waivers be approved to the extent that they comply with the consultants recommendations. Motion carried unanimously.

### **1390 Welsh Road – Nappen**

The next item on the agenda was a presentation of the plan for 1390 Welsh Road. Gary Tilford, Shoemaker, Inc., was present to discuss this plan. Mr. Tilford explained that the building was existing and owned by Nappen & Associates. The project proposes to construct additional parking areas, which will increase the parking from 51 spaces to 104 parking spaces. Exterior building accessibility and stormwater management improvements are also proposed. Access to the site is from Welsh Road. Mr. Tilford further explained that this application also includes use of an existing but unused driveway access for the proposed parking. He advised that at present there is no known tenant, but they feel that with these improvements to the property, it would be occupied soon. Mr. Tilford stated that they had received review letters from the Township consultants and would comply with most of the comments. However, they were requesting the following waivers:

1. Section 205-17.D and Appendix A - the requirement for concrete curbs to be 8 inches

along interior parking and driveways. The applicant proposes to install 6 inch curbs. *(The consultants have no objection to this waiver.)*

2. Section 205-17.D(1) – the requirement to provide concrete curb along all driveways and parking lots. A partial waiver is requested along portions of the parking perimeter. *(The consultants have no objection to this waiver.)*
3. Section 205-18.D(4)(d) – the requirement to provide a minimum four foot fence around the top of all detention basins. The applicant does not propose to install any fence. No fence currently exists. It is noted that the maximum water depth during a 100 year storm is projected to be approximately 4.4 feet. *(The consultants have no objection to this waiver as the basin is existing and dry most of the time.)*
4. Section 205-22.A – the requirement to provide concrete sidewalk along road frontages. (Welsh Road) It is noted that there is currently no sidewalk along Welsh Road. *(The consultants have no objection to this waiver as no sidewalk currently exists in this vicinity.)*
5. Section 205-24.A – the requirement to install street lighting along Welsh Road frontage. *(The consultants have no objection to this waiver as there is currently no street lighting along Welsh Road.)*
6. Section 205-24.B – the requirement from providing lighting that fully meets the parking lot lighting requirements of the Township Street Lighting Specifications. The applicant is requesting a partial waiver to allow for lower light intensity levels than the Township and IESNA standards recommend. The current existing conditions provide a minimal level of light in the existing parking area. Since there are no major improvements proposed for this area a minimum amount of new lighting has been proposed which results in the lighting intensity levels that exceed the current conditions but do not rise to the full light intensity levels recommended by the Code. *(The consultants have no objection to this waiver.)*
7. Section 205-52.A(2)(a) – the requirement that street trees shall be planted along public highways. The applicant proposes to use three existing trees and five new trees to meet the requirement. However, they are requesting a waiver for the remaining two trees required for the total of ten required trees. They are proposing that the trees be planted elsewhere on the site. *(The consultants have no objection to this waiver.)*
8. Section 205-52.B(2)(d) – the requirement that slopes within buffer areas not exceed 25%. The applicant proposes slopes of 33%. *(The consultants have no objection to this waiver.)*
9. Section 205-52.C(2)(b) – the requirement to provide for screening of trash receptacles. Due to existing ample vegetation screening from the rear and the rising topographic nature of the site and distance from the street which obstructs views from the street, the applicant does not feel that this is necessary. *(The consultants have no objection to this waiver.)*
10. Section 205-52.D – the requirement to provide four (4) parking area trees. *(The consultants have no objection to this waiver provided the trees are planted elsewhere or a*

*fee in lieu is provided.)*

11. Section 205-78.B(1) – the requirement to show existing features within 400 feet of the site. The applicant has provided an aerial photograph. *(The consultants have no objection to this waiver.)*
12. Section 205-78.C(1)(f) – the requirement to provide tentative grades to a point 400 feet beyond the boundaries of the tract. *(The consultants have no objection to this waiver.)*
13. Article XVI – the requirement to provide a Traffic Management Study. *(The consultants have no objection to this waiver.)*

Some general discussion followed regarding the waiver requests. The consensus of the Planning Commission was that this was a good plan and that the waivers should be granted to the extent that the consultants would recommend them. A motion was made by Mr. Krumenacker, seconded by Mr. Lyon, to recommend to the Board of Supervisors that this plan be approved, subject to satisfactory compliance with all the comments of the Township consultants. Motion further recommended that the requested waivers be approved to the extent that they are recommended by the Township consultants. Motion carried unanimously.

### **BP Ordinance #15-293-Z (Hawthorn Retirement) – Revised**

The next item to be discussed was a revision to the proposed BP-Business Office and Professional District ordinance concerning Congregate Care/Independent Senior Living. Mr. Shoupe explained that after the proposed ordinance had been reviewed by the Township consultants, certain aspects were changed from the last version discussed by the Planning Commission. The new requirements would include increasing the maximum building height for this use from 35 feet to 40 feet, and permitting a maximum building coverage of 25% of the total area. Revisions are also proposed to parking and yard setback requirements, a minimum requirement of .6 parking spaces per suite is proposed, as is exemption from special regulations where the BP District abuts residentially zoned golf courses. Also revised was that this use would now only be permitted as a conditional use. Mr. Shoupe advised that the Township Consultants had reviewed these revisions and had provided their comments for consideration. He stated that as this is a revised ordinance the Planning Commission would need to vote on another recommendation to the Board of Supervisors. The consensus of the Planning Commission was that they were in agreement with the revisions. A motion was made by Mr. Rall, seconded by Mrs. Reynolds, to recommend to the Board of Supervisors, that this revised ordinance be approved. Motion carried unanimously.

### **New Britain Township – Quad/Graphics Plan**

Mr. Shoupe advised that the Township had received a copy of a plan submission for New Britain Township which would border Montgomery Township. He stated that it was located along County Line Road near Walnut Street. This current plan is for a subdivision of the ground only, however, it is proposed that eventually this would be for a residential development. Mr. Shoupe advised that this was a courtesy copy only. No action needed to be taken by Montgomery Township.

Mr. Glickman stated that he had attended the last Board of Supervisors meeting and he presented a brief account of the proceedings.

The next meeting of the Planning Commission would be April 21, 2016.

This meeting was adjourned at 8:55 p.m.

Respectfully submitted:

Marita Stoerrle  
Development Coordinator/  
Recording Secretary