

AGENDA ITEMS

- Conditional Use Application – Hawthorn Retirement
- Text Amendment – BP Zoning District – Hawthorn Retirement

MONTGOMERY TOWNSHIP PLANNING COMMISSION

June 16, 2016

The June 16, 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 Michael Lyon, Leon McGuire, Steven Krumenacker, James Rall and Ellen Reynolds. Also present was Bruce Shoupe, Director of Planning and Zoning, Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of March 17, 2016, were approved as submitted.

There were no public comments.

Resident Andrew Terrari was introduced by Candyce Chimera. Mr. Terrari has expressed an interest in serving on the Planning Commission and was in attendance to observe. The Planning Commission members welcomed Mr. Terrari.

Conditional Use Application – Hawthorn Retirement

Text Amendment – BP Zoning District – Hawthorn Retirement

James Garrity, attorney, Ron Klos, engineer, and Mark Lowen, Lenity Architecture, were present to discuss these proposals. Mr. Garrity presented a brief history of the project. He advised that they had first submitted the project in 2014. During the time since, there have been numerous changes based on discussions with the Township. He felt that the project was now something that the Township could appreciate. Mr. Garrity explained that this was a Conditional Use application for the construction of a Congregate Care facility along Doylestown Road, next to the Pine Crest Golf Course. Mr. Garrity explained the final revisions to this proposal. He advised that they had purchased the adjoining property to allow for a change in density from 30% to 20%. 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 the cottages within the project. The cottages were now twin dwellings. They were proposing 134 suites and 12 cottages. Mr. Garrity reminded the Planning Commission members that the Board of Supervisors had recently approved the Text Amendment to the BP Zoning District for Congregate Care facilities. This use was permitted as a conditional use. The proposal now being discussed was the Conditional Use application. He stated that they had been before the Planning Commission numerous times to discuss the project. This was the same proposal as had previously been discussed and recommended for approval. Mr. Garrity further advised that when preparing the

engineering plans for the project it was also discovered that the lighting requirements of the ordinance needed some revisions. Therefore, they had also submitted a text amendment to the ordinance. The applicant is proposing to modify Section 230-83.E of the Zoning Ordinance to increase the permitted height of outdoor lighting for Congregate Care/Independent Senior Living uses to fourteen (14) feet. They feel this is necessary to ensure that they can provide uniform and safe lighting in accordance with the IESNA lighting safety standards. The current ordinance allows for only ten (10) feet. Mr. Klos explained the significance of having the higher mounted lighting. It was stated that for safety reasons it is imperative to have uniform levels of lighting, rather than going from darker places to lighter places. Mr. Garrity advised that the Township Solicitor had specifically indicated that they should file the text amendment rather than apply for a variance. Some discussion of the differences occurred. There were no further questions. Chairman Glickman asked if there was a motion. Mr. Krumenacker made a motion, seconded by Mr. Rall, to recommend to the Board of Supervisors that the Conditional Use application be approved. Motion carried unanimously. A second motion was made by Mr. Lyon, seconded by Ms. Reynolds, to recommend to the Board of Supervisors that the text amendment to the BP-Business Office and Professional Zoning District be approved. Motion carried unanimously. Mr. Garrity thanked the members for their time.

A brief discussion of the Township's plan for naturalization of the detention basins occurred. Mr. Shoupe explained the process.

Also discussed was the status of the improvements at the Montgomery Walk development. Ms. Chimera gave a brief update.

This meeting was adjourned at 8:30 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary