

AGENDA ITEMS

- Christian Brothers Automotive

MONTGOMERY TOWNSHIP PLANNING COMMISSION

November 17, 2016

The November 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, James Rall, Ellen Reynolds, and Andrew Terreri. Commissioner Leon McGuire was absent. Also present was Bruce Shoupe, Director of Planning and Zoning.

The minutes of October 20, 2016, were approved as submitted.

There were no public comments.

Christian Brothers Automotive

The first item on the agenda was a presentation of the plan for the Christian Brothers Automotive Shop, which is to be located at 565 DeKalb Pike. Carrie Nase, attorney, Kristin Holmes, engineer, and Jonathan Wakefield, of Christian Brothers, were present to discuss this plan. The applicant proposes to demolish the existing building and construct a new 4,976 square foot building with associated parking areas. This is located within the C-Commercial District. Ms. Nase explained that the building had been vacant for many years and was in dilapidated condition. She further advised that the applicant had received a special exception from the Zoning Hearing Board to permit this use within the Commercial District. She also advised that this property is non-conforming with respect to building coverage, front yard setback and the planting strip along the frontage. Mr. Wakefield explained that their building will essentially look like a small cottage with a nine car garage. Their hours of operation would be from 7:00 a.m. to 6:00 or 7:00 p.m. For the first 180 days of operation they would also have Saturday hours. He stated that their objective was to be the least intrusive into the community that they can. They are not a heavy vehicle service facility. They do not perform auto body work and perform only minor repairs, inspections and oil changes. It is a quiet, clean environment. Ms. Nase advised that they operated on an appointment basis. It was not a "drop-by" type of facility. Mr. Wakefield stated that that on a "good day" they would be servicing about fifteen vehicles. He also stated that this facility would be the first in Pennsylvania and that they were very excited to bring their facility to this area. Their headquarters is in Texas. Mr. Wakefield also indicated that they would provide a service vehicle that would take their customers to work or wherever they needed to go after dropping off their cars. They would then pick them up once their vehicle was finished. Mr. Shoupe advised that this type of vehicle was not permitted to be parked in front of the facility. It would need to be kept in the back. Mr. Wakefield stated that they would make sure that this condition was noted. Ms. Holmes provided a brief overview of the plan details. She distributed a plan that was what had been submitted to the Township, but that had been updated to include some landscaping which had been recommended by Boucher & James. She also distributed a waiver request letter. It was explained that this letter would be included with their resubmission of the plan. That plan would address all of the review comments of the Township's

consultants. Ms. Holmes stated that she hoped to be submitting this plan shortly. She advised that the plan would comply with most of the comments of the consultants. However, as she had stated, there were several waivers which were being requested. Chairman Glickman requested that they discuss the specific waiver requests. Mr. Shoupe explained that waivers were usually considered based upon the recommendation of the Township consultants. Ms. Holmes stated that the waivers were actually those that were recommended by the consultants in their review letters. She presented the following waivers and provided explanations as to what the applicant was proposing.

1. SALDO Section 205-10.G(6) – The Applicant is requesting a waiver to provide a wider driveway pavement width than required. The Applicant is proposing a 30 foot wide driveway while 26 feet is permitted.
2. SALDO Section 205-10.H(7)(b) – The Applicant is requesting a waiver to provide smaller handicapped parking stall sizes than required. The Applicant is proposing 8 foot wide parking stalls with a shared 8 foot wide access aisle which complies with federal requirements of the 2010 ADA Standards.
3. SALDO Section 205-17.A(3) & (4) – The Applicant is requesting a waiver from providing asphalt pavement in the proposed driveway and parking area. The Applicant is proposing concrete pavement in these areas which is preferred by the Applicant and is a part of their standard prototype for the facility.
4. SALDO Section 205-18.A(3)(a) – The Applicant is requesting a waiver from providing a minimum 15” internal diameter storm pipe and minimum 0.5% slope. The project proposes a seepage pit which requires smaller 4-inch pipes at 0% slope for internal distribution of water and overflow discharge.
5. SALDO Section 205-18.A(3)(b) – The Applicant is requesting a waiver from providing storm pipes with a minimum velocity of 3.5 feet per second and maximum velocity of 15 feet per second. The project proposes pipes with a slower velocity than the required minimum due to site constraints. The pavement area is relatively flat along the length of the building which requires multiple inlets within the pavement area for adequate drainage, and results in limited flexibility for adjusting depth, slope and velocity of pipe.
6. SALDO Section 205-22.A – The Applicant is requesting a waiver from providing sidewalk along DeKalb Pike. Sidewalk does not exist to either side of the property and this area is a hazardous pedestrian area which would have no pedestrian connectivity to other properties.
7. SALDO Section 205-52.A(2)(a) – The Applicant is requesting a waiver to allow reduced street tree plantings due to spatial constraints and presence of utilities along the street frontage. One street tree is proposed while two are required.
8. SALDO Section 205-52.B(4)(a) – The Applicant is requesting a waiver to allow reduced buffer plantings along Eastern and Northern property boundaries due to spatial constraints and utility conflicts.

9. SALDO Section 205-52.D(1)(a) and Table 1 – The Applicant is requesting a waiver to allow reduced parking lot landscape requirements due to spatial constraints. One shade tree is proposed while three are required; eleven shrubs are proposed while seventy-five are required.
10. SALDO Section 205-52.D(1)(f) – The Applicant is requesting a waiver to reduce amount of shrubs where parking is within 100 feet of DeKalb Pike due to spatial constraints. Five shrubs are provided.
11. SALDO Section 205-52.G(1)(b) and Table 1 – The Applicant is requesting a waiver to permit a substitution rate of greater than 50% to permit the planting of three evergreen trees in lieu of two shade trees.
12. SALDO Section 205-53.C(f)(b) – The Applicant is requesting a waiver to allow reduced tree replacement plantings due to spatial constraints along the perimeter, presence of utility and access easements, and presence of existing buffer vegetation west of the western property line.
13. SALDO Section 205-78.B. – The Applicant is requesting a partial waiver from providing existing railroads, watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the property. Detailed survey information is provided within 10 to 50 feet of the property boundaries, and property lines and owners are provided within 400 feet of the property. A partial waiver is being requested for the additional area beyond the survey information. An aerial map is provided which provides general information within the 400 foot overlap from the property boundaries. The proposed project has no negative impact on surrounding properties.

Some discussion occurred regarding the waiver requests. Mr. Shoupe advised that these would need to be submitted to the Township consultants for their input. He further advised that the Board of Supervisors usually accepted the recommendations of the consultants on waiver requests. A question arose regarding the entrance to the site. Ms. Holmes stated that the entrance to the site would be full access as had been approved by PennDOT. DeKalb Pike is a State Highway and PennDOT would have jurisdiction. 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's consultants. The motion further indicated that the waivers would need to be determined by the Board of Supervisors with recommendations from the Township consultants. Motion carried unanimously.

Mr. Glickman advised that he had attended the Board of Supervisors meeting on October 24, 2016, and there was nothing pertinent to the Planning Commission on the agenda. Mr. Lyon stated that he had been unable to attend the November 14, 2016, meeting due to a last minute conflict, however, in checking the agenda on the website, he did notice that there was an item which authorized advertising of an ordinance which would allow for more members of the Planning Commission. Mr. Shoupe explained that this was to allow alternate members to be appointed by the Board of Supervisors. It was a recent change in Pennsylvania law. Having alternative members would ensure that there would be enough members available for a quorum. The Supervisors will be discussing this at a future meeting.

This meeting was adjourned at 8:45 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary