

AGENDA ITEMS

- *The Meadows at Parkview (Cutler)*

MONTGOMERY TOWNSHIP PLANNING COMMISSION

April 20, 2017

The April 20, 2017, 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, Leon McGuire, James Rall, and Ellen Reynolds. Alternate Commissioner David Fetzer was also present. Commissioners Michael Lyon and Andrew Terreri were absent. Also present was Bruce Shoupe, Director of Planning and Zoning.

The minutes of February 16, 2017, were approved as submitted.

There were no public comments.

New member David Fetzer was welcomed by the Commissioners.

The Meadows at Parkview (Cutler)

The first item on the agenda was a discussion of the plan for The Meadows at Parkview. This property is the remaining undeveloped 8.7 acres of the Enclave at Montgomery development by The Cutler Group. It is located along Route 309 and Enclave Boulevard and is within the R3-B Age Qualified Zoning District. Richard McBride, attorney for The Cutler Group, was present to discuss this plan. Mr. McBride reminded the Commission that this plan had actually been before them in 2014 with a text amendment application. He advised that the plan had not changed since that time. This would be the final phase of The Enclave development. Mr. McBride gave a brief description of each of the separate developments within the Enclave. He advised that Parkview will consist of 42 single family dwellings, 26 detached and 16 attached. This will be an age qualified development with private roads. There will be a Home Owner's Association. Mr. McBride explained that they had received review letters from all of the Township's consultants. The applicant will comply with all of the comments with the exception of several waivers. He explained that these waivers were the same as for all of the previously approved developments within The Enclave. Mr. McBride further explained that the consultants had no objection to the waivers. However, he did state that there was a comment from Gilmore & Associates that sidewalks should be placed on both sides of the streets. The applicant proposes that sidewalks be placed on only one side. These will not be dedicated roadways and there will not be through traffic. This is similar to the other age qualified areas in this overall development. Mr. McBride also indicated that he is not aware of any other age qualified development that has sidewalks on both sides of the roadway. They do not feel that it is necessary. Mr. McBride further stated that this plan had first been reviewed by Chambers Associates, the former Township Engineer, and they had not indicated that sidewalks on both

sides of the street were necessary. Some members of the Planning Commission felt that sidewalks were a safety factor and should be available on both sides of the streets. Mr. McBride advised that there was a trail connection through Harley Court which would lead to the English Village Shopping Center. Mr. Shoupe asked how the residents of Parkview would be able to access this trail. Mr. McBride stated that there had been a recommendation to have an access easement through to Harley Court. However, the grade was ten percent and would be too high to get to this pathway from the Parkview development. Mr. McBride further stated that the County Planning Commission had suggested placing a sidewalk along Route 309 frontage. Mr. McBride felt that this would actually be really dangerous. Some discussion occurred regarding sidewalk on Route 309. Mr. Rall stated that he also felt that this would be dangerous. It was also mentioned that there was no other sidewalk in this area of Route 309. Mr. McGuire asked if a fee in lieu of the sidewalks should be considered. He felt that eventually sidewalks would be installed. After some further discussion, it was felt that this decision was that of the Board of Supervisors.

The requested waivers were the same as were approved for the other areas of this development:

1. Section 205-10.B(1) – the requirement that the minimum radius at the center line for curves on local residential roads shall be 150 feet. The applicant proposes a 75 foot centerline radii. Vehicle turning templates have been provided. *(The consultants have no objection to this waiver provided emergency access is acceptable to the Township Fire Marshal.)*
2. Section 205-10.H(2) - the requirement that angled or perpendicular parking shall not be permitted along public or private streets. The applicant is proposing perpendicular parking as is approved in previous phases of this development. *(The consultants have no objection to this waiver.)*
3. Section 205-17.D – the requirement that all curbs shall be straight concrete with an 8 inch curb reveal. The applicant proposes Belgian Block curbing with a 7 inch reveal which has been approved in previous phases of this development. *(The consultants have no objection to this waiver.)*
4. Section 205-78.B(1) – the requirement to show existing features within 400 feet of the site. The applicant has shown existing features within 50 feet of the site. *(The consultants have no objection to this waiver.)*
5. Section 205-24.A – the requirement for street lighting. *(The consultants have no objection to this waiver for Bethlehem Pike,)*
6. Section 205-52.A (2) (a) – the requirement for street trees to be planted no less than forty (40) feet on center nor father than fifty (50) feet on center. This waiver is requested to allow street trees to be placed closer than forth (40) feet on center in certain instances due to limited space. *(The consultants have no objection to this waiver.)*
7. Section 205-52.B – the requirement for a softening buffer. This waiver is requested to not provide the softening buffer along Route 309 where there is currently a berm, 13 street trees and 89 replacement trees proposed. *(The consultants have no objection to the waiver requested, provided the required plant material is planted elsewhere in the Township or a fee-in-lieu is provided. With 608.05 LF of frontage along Route 309, twenty-five (25) shade trees and forty-nine (49) shrubs would be required. 25 shade trees x \$350 = \$8,750; 49 shrubs x \$65 = \$3,185)*

8. Section 205-52.B(2)(d) – the requirement for slopes no steeper than one foot in height for each four feet in width (slope of 25%) within the buffer area. This waiver is being requested to allow slopes steeper than 25% along the berm provided to buffer the rear yards of Lots 29 through 42 from Route 309. *(The consultants have no objection to this waiver as the berm is already in place and stabilized.)*
9. Montgomery Township Street Lighting Specifications – which establishes lighting requirements and values for street lighting. This waiver is requested so that the developer can continue to install the same lighting in the same manner as has been installed in all previous phases of the Enclave at Montgomery and keep the entire community consistent with regard to street lighting. *(The consultants have no objection to this waiver since the lighting methodology and details will be similar to those installed as part of previous phases of this development.)*
10. SWMO – Section 206-11.k – the requirement for storage facilities to drain the facilities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. *(The consultants have no objection to this waiver as Pennsylvania erosion control requirements allow for dewatering time between 2 and 7 days.)*

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 consultants. The motion further recommended that the requested waivers be approved in conjunction with the comments of the Township's consultants. The question of sidewalks was deferred to the Board of Supervisors. Motion carried unanimously.

This meeting was adjourned at 8:00 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary