

AGENDA ITEMS

- Reorganization
- Montgomeryville Nissan (Nappen)

MONTGOMERY TOWNSHIP PLANNING COMMISSION

January 19, 2017

The January 19, 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 Michael Lyon, Leon McGuire, James Rall, Ellen Reynolds and Andrew Terrari. Commissioner Steven Krumenacker was absent due to a last minute conflict. Also present were Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

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

There were no public comments.

REORGANIZATION

Chairman Glickman opened the reorganization meeting. He turned the meeting over to Vice Chairman McGuire who asked for nominations for Chairman. Ms. Reynolds nominated Jay Glickman for Chairman. There were no other nominations. The motion carried unanimously.

Mr. Lyon nominated Jim Rall for Vice Chairman. There were no other nominations. The motion carried unanimously.

Chairman Glickman nominated Ellen Reynolds for Secretary. There were no other nominations. Motion carried unanimously.

The Reorganization Meeting was ended.

MONTGOMERYVILLE NISSAN (NAPPEN)

The next item on the agenda was a presentation of the plan for Montgomeryville Nissan. Allan Nappen, property owner, and Gary Tilford, engineer, were present to discuss this plan. Mr. Tilford explained that this was a 6.84 acre site in the C-Commercial District and the HLI – Highway Limited Industrial Overlay District, located at the corner of Stump Road and Bethlehem Pike. This property was the old Irvin Green dealership, which had been approved for a special exception in 1987 to operate an automobile dealership. The applicant proposes to demolish two existing sales buildings, construct a 15,000 square foot, two-story sales and showroom building and a 2,000 square foot customer reception addition to the existing service building. Other improvements include additional parking spaces, a vehicle display area, a rain garden, landscaping and site lighting. Mr. Tilford stated that this was basically an internal change to

this site only; nothing was planned for the perimeter of the site. He advised that they had received review letters from the Township's consultants and with the exception of several waiver requests, they would comply with the comments. Mr. Tilford stated that they would be meeting with the Fire Marshal's office to discuss some outstanding issues, such as the location of fire hydrants. There are three fire hydrants currently on/near the property; however, they are not within the 100 foot requirement. He further advised that they did not believe there was a location on site that would meet this requirement. Therefore, they would be meeting with the Fire Marshal to discuss the situation. It was mentioned that the new buildings would be sprinklered. Also discussed was the turning radius for the fire trucks. Mr. Nappen stated that the concerns noted in the Fire Marshal's review had been addressed. They would now meet this requirement. He will also discuss this with the Fire Marshal at their meeting.

Chairman Glickman advised that the Planning Commission could not address the waiver requests. That was under the purview of the Board of Supervisors. He did state that they would follow the recommendations of the Township's consultants. The waiver requests are as follows:

1. Section 205-17.D & Appendix A – the requirement to provide concrete curb with eight inch reveal along interior parking and driveways. The applicant proposes six inch reveal. This will facilitate ADA access. *(The consultants have no objection to this waiver.)*
2. Section 205-18.D(4) (d) – the requirement to provide a minimum four foot high fence around the top of all basins. The existing stormwater basin is located on commercial property in the rear and remains dry the majority of the time. *(The consultants have no objection to this waiver,)*
3. Section 205-24 & Chapter A237-1 – the requirement that street lighting be installed along each street in each subdivision along each street front abutting a public street, unless waived by the Board of Supervisors. Street lighting is not currently provided along Stump Road and Bethlehem Pike.
4. Section 205-52.A(2)(a) – the requirement for street trees. A partial waiver is requested from providing 8 street trees. Seventeen trees are required, seven existing trees have been utilized toward the street tree requirement and two additional trees have been provided. There are additional eleven existing trees within close proximity to the desirable street tree locations. The proposed and existing street trees present a visually interesting informal arrangement while meeting the intent of the street tree planting requirements. *(The consultants have no objection to this waiver provided the following is completed. Eleven additional trees are within proximity to the desirable street tree locations. However, four of these trees are shown on the demolition plan as to be removed. All 14 existing trees to remain along Stump Road and Bethlehem Pike may be counted toward the street tree requirement, provided one more street tree is proposed in addition to the two shown on the plan (a total of 17 trees) and none of the trees used to meet the street tree requirement are used to meet softening buffer planting requirements.)*
5. Section 205-52.B(2)(a) – the requirement for landscape softening buffer. The proposed land use is consistent with the existing land use. Existing landscape planting beds are located along Stump Road and a variety of existing plant material is located along other property lines. *(The consultants have no objection to this waiver provided that the required plant material is planted elsewhere in the Township or a fee in lieu is provided. If all of the existing trees are counted toward the street tree requirement. An additional 45 shade trees and 103 shrubs would be*

required to meet the softening buffer requirements. 45 shade trees X \$350 = \$15,750; 103 shrubs X \$65 = \$6,695. Total = \$22,445.

6. Section 205-52.D(1)(a) & Table 1 – the requirement for parking perimeter shrub plantings. The new or reconfigured parking and display spaces are located toward the interior of the site where minimal planting area is available. *(The consultants have no objection to this waiver provided that the required plant material is planted elsewhere in the Township or a fee in lieu is provided. 102 shrubs X \$65 = \$6,630.)*
7. Section 205-52.F(6) – the requirement for rain garden landscaping. The applicant has requested to use 100% of the shade trees required to meet the rain garden requirements. The rain garden will function better long term with smaller flowering trees due to its proximity to the building and strategic display and sales area. *(The consultants have no objection to this waiver provided that the required plant material is planted elsewhere in the Township or a fee in lieu is provided. As substitution of flowering trees for shade trees is permitted at a ratio of 2:1, the plan is deficient by three and one half shade trees. 3.5 shade trees X \$350 = \$1,225.)*
8. Section 205-78.B(1) – the requirement to show existing features within 400 feet of the site. An aerial photograph has been provided. *(The consultants have no objection to this waiver conditioned upon the applicant providing any information deemed necessary for the review.)*
9. Section 205-78.C(1) – the requirement to show tentative grades to an existing street or to a point 400 feet beyond the boundaries of the tract. *(The consultants have no objection to this waiver.)*
10. Section 205-102.A – the requirement to provide a Traffic Management Study. *(The consultants have no objection to this waiver as the improvements will not result in a significant increase in traffic.)*
11. Section 230-78.A – the requirement for a landscape screening area of not less than 25 feet in width. This may be waived by the Board of Supervisors.

Mr. Nappen advised that they would be discussing the landscaping waivers with Boucher & James and hoped to obtain some relief from the Board of Supervisors as it was an existing site.

The Planning Commission members felt that this was a good plan for the site. It was not felt that it was necessary for the applicant to return to the Planning Commission prior to discussing with the Board of Supervisors. Mr. Shoupe asked what would happen to the sales center while the new construction was being done. Mr. Nappen stated that they hoped to move the sales center into the existing service center until the new sales center was completed. If that was not possible, he stated that they would obtain one or two office trailers for the site. Mr. Nappen further stated that the time line was approximately 10 – 12 months. After some further discussion, a motion was made by Mr. Lyon, seconded by Ms. Reynolds, to recommend to the Board of Supervisors that this plan be approved subject to satisfactory compliance with all comments of the Township's consultants and staff. The waivers requested would be decided by the Board of Supervisors. The motion carried unanimously. Mr. Nappen thanked the Commission for their favorable recommendation.

A copy of the 2017 Meeting Schedule is attached to these minutes.

This meeting was adjourned at 8:10 p.m.

The next meeting of the Planning Commission will be February 16, 2017.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary