

AGENDA ITEMS:

Miller Ale House - Conditional Preliminary/Final Approval

MONTGOMERY TOWNSHIP PLANNING COMMISSION
Meeting Minutes
August 16, 2018

The August 6, 2018 meeting of the Montgomery Township Planning Commission was called to order at 7:30 pm by Chairman James Rall, Commission members in attendance were: David Fetzer, Ellen Reynolds, James Rall, Steve Krumenacker, and Leon McGuire. Also present: Candyce Fluehr-Chimera, Bruce Shoupe, and Stacy Crandell. Absent Jay Glickman and Mike Lyon

Pledge of Allegiance

The minutes from the June 21, 2018 meeting were approved as submitted on a motion made by Ellen Reynolds and seconded by David Fetzer.

Public Comment: none

Water Tower Square – Millers Ale House – LDS 697 Mr. Garrity, Esq. representing the Goldenberg Group and Tower Square Shopping center introduced his clients from Goldenberg Group the professional consultants on this project and then presented an overview of the plan for a proposed satellite use, Miller's Ale House restaurant. Mr. Garrity explained that he already appeared before the Planning Commission for Conditional Use approval. The Applicant has reviewed the proposed Millers Ale House plans in accordance with Township Staff and Consultants review letters for a 7302 +/- freestanding restaurant. The code allows satellite uses up to 7,500 sf. The proposed restaurant is a family style restaurant with a sports theme catering to clientele from "high chairs to wheel chairs". The proposed project decreases the impervious coverage of the property and significant landscaping is proposed on the pad site. Initially the Applicant request five landscaping waivers, which has not been reduced to four waivers and the Liquor License Transfer request for this restaurant has been granted.

A discussion ensued on how the proposed use complies with the Township's code prior agreements with the Montgomery Glen Homeowners Association provided for the installation of a 12-foot high fence along North Wales Road, which Home Depot is responsible to maintain, provided adequate buffering for light and sound of the proposed use. There is no outdoor seating.

The proposed rain garden/bio-detention basin will be provide next to the existing detention basin behind the 7-Eleven property. A question was raised concerning the waiver of the fence requirements around the rain garden area because this is a very active walkable area. Mr. Garrity explained that notices of the proposed plan has been sent to the surrounding property owners, including Montgomery Glen, and no one has contacted the owner to review the plans proposed. The concern is that this area has a lot of foot traffic already and the concern is curious children travelling to Wawa or Rita's Water Ice may be a concern with this basin having not fencing. The applicants engineer explained that the depth of the basin would only be 17 inches deep during the

height of a 100 years storm event and there will be a berm and shrubs installed around the perimeter to assist in deterring any activity. The larger existing basin for the shopping center behind the 7-Eleven store does not have any fencing around that basin.

A review of the traffic control for the project was reviewed and a discussion is underway with the Township's Traffic Consultant concerning how the trip generations will be calculated for this project and the applicant feels that can comply with what is requested and also limit the entrance and exits controlling how traffic will travel around the building. Questions were raised on the limited parking within the restaurant site and requested additional warning be provided at the crosswalk areas for the overflow parking and what lighting upgrades will be provided for the overflow parking area. Mr. Garrity advised the Commission that the applicant will be replacing the two lights to be removed and also install wall packs on the building to assist making the site safe. Mr. Garrity also discussed with the signage which has been placed on the exits and entrances into the shopping center restricting entrance of trucks. No one can remember why these signs were installed and the Applicants engineer will review with PennDOT the requirements of these signs and if it is discovered these signs are enforceable, the entrance off North Wales road at Home Depot will be used.

The last items noted was that the Applicants Attorney was in discussion with the Township Solicitor concerning the fee in-lieu requirement for the waiver of the Township's landscaping requirements.

The Planning Commission recommended the Board of Supervisors approve the proposed land development conditioned upon compliance with Staff and Consultant's reviews and an amended HOP permit from PennDOT for the driveways with "No Truck" signs posted.

Supervisor Meeting report: none

Other Business: none

There being no further business before the Commission, the meeting was adjourned at 8:45 p.m.

The next meeting date will be determined starting at 7:30 p.m.