

AGENDA ITEMS:

*Conditional Use Applications C-67 and C-68  
Warrington Township Comprehensive Plan Amendment and Re-Zoning*

MONTGOMERY TOWNSHIP PLANNING COMMISSION  
Meeting Minutes  
March 15, 2018

The March 15, 2018 meeting of the Montgomery Township Planning Commission was called to order at 7:30 pm by Chairman Jay Glickman. Commission members in attendance were: David Fetzer, Ellen Reynolds, James Rall, and Leon McGuire. Also present: Candyce Fluehr-Chimera, Bruce Shoupe.

Pledge of Allegiance

The minutes from the January 18, 2018 meeting were approved as submitted on a motion made by Ellen Reynolds and seconded by David Fetzer.

Public Comment: none

**Conditional Use C-67 – Montgomery Crossing Associates / Firebird Restaurant** – Mr. Rob Lewis of Kaplan Stewart represented the applicant and presented the proposed project to the members of the Planning Commission. The applicant, Montgomery Crossing Associates, has submitted a Conditional Use application for a proposed 7,000 +/- square foot satellite use for a future Firebird Restaurant at 1210 Bethlehem Pike. The triangular shaped property is located within Horsham and Montgomery Townships at the intersection of Bethlehem Pike and Welsh Road. The movie theater parcel is located within Horsham Township and the other parcels are located in the C-Commercial District within Montgomery Township and is currently improved with a shopping center and restaurant. The movie theater is undergoing a major renovation updating the façade, adding a restaurant within the building, reducing the number of seats significantly, and improving their own parking area. The shopping center is currently undergoing improvements including a façade renovation and a new tenant, Aldi, to occupy the former Whole Foods space. The applicant has received approvals earlier this month from the Zoning Hearing Board in regards to impervious coverage, green area, landscaped parking islands, and outdoor dining for the enclosed patio area.

The Commission discussed pedestrian crossing concerns, which the applicant stated has been addressed with the reduced number of movie theater seats, redesign of the movie theater parking area, and the proper striping at pedestrian crossings. No comments or concerns were received by Horsham Township in regards to this project.

On a motion made by David Fetzer and seconded by Jim Rall, the Commission recommended the Board of Supervisors consider approval of the Conditional Use application subject to the staff's and consultant's review letters and recommendations.

**Conditional Use C-68 – ProReal Ventures LLC / Shine Time Car Wash** – Kim Freimuth, Esq. of Fox Rothschild represents the applicant, ProReal Ventures LLC, in regards to their Conditional Use application. Mr. Christopher Jensen of T & M Associates presented the

proposed project to the Planning Commission. The applicant, ProReal Ventures LLC, has submitted a Conditional Use application for a proposed express car wash on the vacant lot located at 1274 Welsh Road, the intersection of Dekalb Pike and Welsh Road. The applicant proposes to construct a 4,600 +/- square foot automatic car wash on the 1.816 acre lot within the C- Commercial Zoning District. The plan proposes 66 stacking spaces for vehicles for the single tunnel drive-thru car wash and 34 parking spaces for self-service drying and vacuuming and employees. No detailing services would be provided. The applicant states that at the farthest stacking point, the wait time would be 30 minutes. The applicant proposes a right in entrance only off of Welsh Road and full access off of Dekalb Pike with left turn exit. The applicant discussed waivers requested in regards to landscape buffers and drive aisle widths. These requests would be addressed within the Land Development process. The Commission members expressed some concerns over the proposed left out of the site onto Dekalb Pike at this intersection and suggested providing more stacking mainly for peak times.

On a motion made by Ellen Reynolds and seconded by Jim Rall, the Commission recommended the Board of Supervisors consider approval of the Conditional Use application subject to the staff's, consultant's, and PennDot's review letters and recommendations.

**Warrington Township Comprehensive Plan Amendment and Re-Zoning** – The Planning Commission discussed the proposed amendments to the Comprehensive Plan and the Re-Zoning of the 20 acre parcel along County Line Road to the C-Commercial District within Warrington Township. The members had no comments or concerns.

**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.