

AGENDA ITEMS:

Miller Ale House Conditional Use
New Britain Twp – Wawa/Gas County Line Rd and West Butler Ave

MONTGOMERY TOWNSHIP PLANNING COMMISSION
Meeting Minutes
June 21, 2018

The June 21, 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, Steve Krumenacker, Mike Lyon and Leon McGuire. Also present: Candyce Fluehr-Chimera, Bruce Shoupe, and Stacy Crandell.

Pledge of Allegiance

The minutes from the March 15, 2018 meeting were approved as submitted on a motion made by Steve Jim Rall and seconded by David Fetzer.

Public Comment: none

Water Tower Square – Conditional Use – C69 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 when the shopping center was developed many years ago under the C-Commercial code the parking provided met the code, and the code has since changed reducing the required parking. What is shown on the plan provides excess parking on the property even with the vacant parking area to the north west of the 7-Eleven property where the Miller’s Ale House is proposed. The overall green area of the property is being increased. A prior satellite use was approved for 5,000 sf in 2002, but never constructed. What is proposed is a 7,302 sf +/- 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”.

A discussion ensued on how the proposed use complies with the Township’s Conditional Use standards and that the 25-foot buffer requirement was contained in the Township Code when the property was redeveloped in 2002. Mr. Garrity expressed that his understanding is that the plan would not have been approved, unless it met this requirement and his client will seek a waiver from Section 230-78 for the area adjacent to the 7-Eleven store so they do not have to remove. A review of the old file did not states that a waiver was granted and the applicant believes that the plan would not have been approved if it didn’t comply and is requesting a waiver under Section 230-78 not to remove existing parking adjacent to the 7-Eleven property because the existing buffering meets the intent of the code.

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 storm 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.

The Planning Commission recommended the Board of Supervisors approve the proposed use for this property.

New Britain Twp – Wawa/Gas County Line Rd and West Butler Ave Mr. Shoupe provided an overview of the proposed rezoning of property in New Britain Township to allow a Wawa with gas to be constructed along West Butler Ave. The proposed entrance would be across from the Giant Supermarket entrance on Butler Avenue with a secondary entrance/exit access to County Line Road. The new facility would replace the existing Wawa at the Corner of County Line Road and W. Butler Ave. The existing Bonnie Florist and Target World would remain.

Supervisor Meeting report: none

Other Business: none

There being no further business before the Commission, the meeting was adjourned at 7:35 p.m.

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