

## Planning Commission Meeting Minutes – November 18, 2021

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**In attendance:** Jim Rall, Frank Davey, Rutuke Patel, Dave Fetzer, Tom Borghetti, Jay Glickman, and Steve Kremenecker. Also in attendance; Candyce Chimera, Rebecca Geiser, Damon Drummond, Bruce Shoupe and Marianne McConnell.

**Absent:** Leon McGuire, Dave Fetzer

**Call to Order:** 7:30pm

**Approval of Minutes:** On a motion made by Jim Rall and seconded by Frank Davey the minutes from June, July, August, and October 2021 minutes were approved.

**Westrum Lifestyle Apartments Conditional Use Application** – The applicant proposes the construction of a 225-unit lifestyle apartment building with associated parking. The existing 10-acre parcel sits within the LI-Limited Industrial district and is currently vacant. The lot does not have frontage along Bethlehem Pike or Stump Road. It sits behind the Rodeway Inn. Access is provided by proposed easements over adjacent properties to Stump Road and Bethlehem Pike (emergency access only to Bethlehem Pike through the Rodeway Inn parking lot). The plan also includes pedestrian connectivity to Stump Road and Bethlehem Pike.

The applicant's attorney, Carrie Nase-Poust, presented the application to the Commission members during the October meeting and has returned tonight to address the two concerns that the members raised:

1. **Stump Road Access** – The only exit out of the complex is at Stump Road. . Re-striping and widening of Stump Road are proposed for entering the site. It is a single lane to exit the site onto Stump Road. Traffic will be able to turn left onto Stump Road to exit the site and head towards Horsham Road or turn right onto Stump Road towards Bethlehem Pike/309. Concerns were raised previously about adding 300 additional cars onto Stump Road from this site, especially during peak times as this road is already heavily travelled and congested. Ms. Nase-Poust expressed to the PC members that several traffic studies were completed for this site and the number of vehicles that would turn left out of the site onto Stump Road would be approximately 6 in the am peak hours and 4 in the pm peak hours. The cuing from 309 down to the Stump Road access was also considered and part of the study.
2. **Proposed Pedestrian Crossing at Bethlehem Pike & Knapp Rd** – The applicant proposes a crosswalk area across Bethlehem Pike/309 to Knapp Road and pedestrian connectivity to Stump Road in order to comply with the pedestrian connectivity requirement. The Commission had concerns with the 309 crossing. The crosswalk area would be accessed through the Rodeway Inn parking lot. No refuge island was proposed between the northbound and southbound lanes on 309. The Commission members questioned whether this created an unsafe situation, especially for those who could not complete the crossing in the time provided. They also had concerns with accessing the crosswalk through the Rodeway Inn parking lot. The applicant has updated the plans to address these concerns. The applicant has proposed a 4-foot-wide sidewalk on the edge of the parking lot from the

site to 309. Curb stops at the parking stalls will be placed and a guardrail on the other side of the walkway will be installed. The applicant explained that the proposed crosswalk across 309 was designed on an angle and not straight across in order to allow the vehicles turning right off of Knapp Road onto southbound 309 to increase their visibility of pedestrians crossing. The applicant has also increased the timing at the signals for crossing 309 and Knapp Road and when a pedestrian presses the crosswalk button it will signal “no turn on red” for vehicles. The applicant’s traffic consultant did not feel that a refuge area in the middle of 309 would be safer for pedestrians as it would leave people standing on 309 as cars travelled by. The crosswalk timing will be designed for children and elderly pedestrians.

The applicant presented additional changes to the original plan due to the review letters received from Township Staff and Consultants. The proposed pool was relocated to inside the courtyard area to allow for more privacy for residents and added additional parking spaces.

The Planning Commission members felt that the applicant addressed their concerns and overall felt the project was good and less intensive than a by right industrial use / warehouse that would involve increased truck traffic.

On a motion made by Jay Glickman and seconded by Frank Davey the Planning Commission recommends that the Board of Supervisors approve the Conditional Use application subject to Township Consultant and Staff review letters and with a condition that the applicant shall continue to work with the Township in regards traffic concerns and pedestrian mobility as part of the approval. All in favor.

**Higher Rock Partners / WB Homes Townhomes Conditional Use Application** – The property is located along Witchwood Drive between Stump Road and Bethlehem Pike. Higher Rock Partners proposes to subdivide the subject property from the overall 18-acre site for residential development. WB Homes Inc. proposes to construct 36 townhomes within the 4.58 acre undeveloped pad site. The proposed use is permitted by Conditional Use by a previously adopted text amendment. The site has access from Witchwood Drive with a shared entrance with the adjacent commercial use. Mr. Chris Canavan of WB Homes presented the application to the Planning Commission members. The proposed project generates low traffic volume in comparison to the more intensive non-residential uses allowed within this district. The traffic study determined that it would create an additional 18 trips in the morning peak hours and 24 trips in the afternoon / pm peak hours. The project also provides pedestrian connectivity to surrounding retail establishments and the 202 Parkway Trail.

The proposed townhouses are 3-story and 2100 to 2300 square feet in size with 1 or 2 car garages. Each home will have a driveway width allowing two cars to park side by side. No parking will be permitted on the street per the HOA documents. Currently they are proposing 12 overflow parking spaces and are researching possibilities to add more.

Mr. Canavan stated that all comments addressed within the Township plan review letters shall be addressed through the land development process. The applicant will work with the Township to comply with all comments or resolve to the Township’s satisfaction. Significant landscaping will be installed along with a berm in the area of the retaining wall. The existing fencing shall be maintained by the HOA and existing Condominium agreement. This project will also have its own separate storm water management design and system for its 4+ acre site.

On a motion made by Jay Glickman and seconded by Frank Davey, the Planning Commission recommends that the Board of Supervisors approve the Conditional Use application subject to the Township's staff and consultant review letters. All in Favor.

**Shake Shack / Airport Square Shopping Center Land Development Application** – The 38.36-acre property is located at 801 Bethlehem Pike and is currently improved with a shopping center with 10 existing buildings with associated parking and site improvements. The Applicant, Gateway DC Properties, proposes to demolish the existing Wendy's fast food restaurant (currently vacant) and parking in order to construct a 3,304 square foot drive-through and fast food facility and a 985 square foot outdoor seating / patio area. The applicant's attorney, Mr. Jim Garrity, presented the project to the Planning Commission members. The proposed Shake Shack will have 80-85 seats inside and 40 seats outside. There is more than ample parking proposed for this pad site and exceeds code requirement. There is no direct access from Bethlehem Pike to this pad site. No menu / presell boards for the traditional drive-through are proposed as it is an online order and pickup only system. A bypass / escape lane is available to those who enter the drive-through not knowing an order must be previously placed. Mr. Garrity advised the Commission that the applicant as multiple waiver requests for this project as it is a redevelopment of a pad site from an overall developed site. The applicant is discussing with the Township Solicitor the multiple "fee in lieu of" requirements as to whether they are all appropriate fees to be charged to the applicant.

The Commission expressed one concern in regards to the location of the proposed handicap parking spaces. The vehicles would reverse out of the space into the oncoming cars of those exiting the drive-through. The applicant agreed to review other options for the handicap spaces.

The Commission discussed the multiple waiver requests and stated that each request is reviewed by the Township's staff and consultants and is ultimately the Board of Supervisors discretion.

On a motion made by Jay Glickman and seconded by Frank Davey, the Planning Commission recommends that the Board of Supervisors approve the Land Development application subject to the Township's staff and consultant review letters and comments. All in Favor.

**Bharatiya Temple Phase 2 / 1612 County Line Road Land Development Application** – The applicant's Civil Engineer, Mr. Rick Mast, presented the proposed project to the Commission. The applications includes two lots 1610 and 1612 County Line Road. Both parcels sit within the R-1 Residential District. The applicant proposes to consolidate the lots and construct the following on 1612 County Line Road: a one-story 554 square foot addition for storage onto the existing temple; a one-story 580 square foot kitchen addition onto the existing temple; a two-story 5,244 square foot (footprint) learning center building; covered pavilion, covered walkways; storm water management facilities, additional parking, and a 12 foot wide paved access drive connection to the adjacent lot.

The applicant made a previous application to the Zoning Hearing Board request relief, which was subsequently denied. The decision was appealed, and the project is now the subject of a Settlement Stipulation dated June 14, 2019. Conditions of the agreement include the requirement to consolidate the two lots into one parcel and provide additional landscaping, buffering, new fencing, and make repairs to the existing fencing.

The proposed lighting for the additional parking added to the rear of the property will be shielded to not impact the adjacent residential properties. All existing lighting on the site will be removed and replaced with led lights that face down.

The applicant stated that the comments in the review letters shall be a will comply or waiver request. The waiver requests shall be reviewed by the Township's staff and consultants and is ultimately the Board of Supervisors discretion.

On a motion made by Jay Glickman and seconded by Steve Kremenecker, the Planning Commission recommends that the Board of Supervisors approve the Land Development application subject to the Settlement Stipulation, Township's staff and consultant review letters and comments. All in Favor.

**Adjournment:** There being no further business to come before the Commission and on a motion made by Jim Rall and seconded by Jay Glickman, the meeting adjourned at 9:00 pm. The next meeting will be held at 7:30 pm in January 2022 at the Montgomery Township Building.