



MONTGOMERY TOWNSHIP

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Planning Commission Meeting Minutes May 19, 2022

The regular monthly meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:30 pm, Thursday, May 19, 2022. The members of the Planning Commission in attendance included: Jay Glickman, Rutuke Patel, Tom Borghetti, Steve Krumenacker, Frank Davey, David Fetzer and Leon McGuire. Also present: Carolyn McCreary, Township Manager; Judy Goldstein, Jim Dougherty, Damon Drummon; Gilmore Associates, Rebecca Geiser, Township Solicitor; Candyce Chimera, Board Liaison; Bruce Shoupe, Director of Planning & Zoning.

Approval of Minutes – On a motion made by Jim Rall and seconded by Jay Glickman, the March 17, 2022, minutes were approved as submitted.

Backyard Chicken Ordinance – Bruce Shoupe gave an overview of the proposed ordinance which would limit the minimum property size (20,000 sf up to 3 acres) and the number of female chickens allowed on occupied residential zoned properties. Candyce asked what if the property was over 3 acres. Mr. Shoupe responded that this would require relief from the Zoning Hearing Board and there are only a small number of occupied residential properties this large in the Township. Most of the interest shown for this use would be on the smaller residential properties. Other concerns were how the upkeep and maintenance would be overseen by Township staff and that composting of manure would not be allowed. A motion by Leon and second by Dave Franks that the Planning Commission recommends that the Board of Supervisors approve the proposed ordinance

Village at Windsor – Robert Brant, Esq. attorney for the applicant, Chirac Thakkar, applicant engineer, Sandy Kozer, applicant traffic engineer, Tim Cassidy, applicant Landscape Architect, and Pat Smith owner's representative. Mr. Brant provided a brief overview of the history of this 41-acre property and the various litigation since 2010.

My client decided to rescue this project from the courts in 2017 and put a project on this site that was not what was being fought over it's what you see tonight so the way we handled it because we did not have the benefit of a fully engineered preliminary plan which is what you're used to seeing, we basically handled it with a settlement agreement in which the court retains jurisdiction and we made certain promises to the Township to make certain we were under the stipulation we avoided zoning but we always contemplated going through land development subdivision review, but we also were cognizant that the use of the property, whatever this was, was going to require waivers just because of the nature of the use it didn't fit the zoning for the property, so a stipulated settlement agreement was signed in February 2017.

We have been working through some changes, and it took us longer than we wished but we are here because we believe we have a project that is satisfied the stipulated agreement. It is a mixed-use project with a three-story care facility with 183 independent living, 41 assisted living, 32 memory care units, and three guest units. Also proposed is a two-story 31,500 square foot medical office building another three-story 54,000-square-foot medical office building and a sit-down restaurant with associated and 820

parking spaces for all the different uses. It is obvious this is a large project. What the Township wanted is a site for a new water tower for North Wales Water Authority and you can see that we were able to provide that, and we negotiated to deal with the Water Authority. The Sewer Authority wanted the new sewer lines to service the nine residential properties along Horsham Road which was more costly but came to an agreement to construct the new sewer lines to service these properties. We have begun to discuss the final arrangements with the Sewer Authority. The Township also wanted road improvements and pedestrian mobility in the area. We have accommodated most of what has been requested within our control.

The main entrance to this project is on North Wales Road aligned with Pepboy's entrance. There is a right-in right-out from Horsham Road and a full access entrance also on Horsham Road and a full access intersection on Airport Road. Additional road widening is proposed along North Wales Road at Bethlehem Pike by Batteries and Bulbs, in front of Golf Galaxy leading to Airport Road and a deceleration lane leading into this project below the main entrance intersection across from Pepboy's.

The other areas of concern are traffic management and pedestrian mobility. Under traffic management, a discussion ensued concerning restricting left-turn movements from the Golf Galaxy entrance/exit onto North Wales Road. Mr. Smith, the owner's representative explained that during numerous discussions with the owner of the Airport Square shopping center they are willing to sell the applicant additional land along North Wales Road for road widening to provide additional capacity for traffic but restrict left turn exits at the entrance/exit could violate existing leases and tenants could possibly leave.

A new traffic signal will be installed at North Wales Road and Airport Road. A discussion ensued concerning the need to install an additional right-turn only lane or sidewalk at Airport Road and North Wales Road. The Planning Commission recommended that the right-turn lane be installed instead of the sidewalk.

We are adding sidewalk to all frontages and connecting to Airport Square Shopping Center to this project. Our NPDES permit has been issued. We are preparing legal descriptions for CKS Engineers, Sewer Authorities engineer. The comments from Fire Department have been satisfied except they requested two more hydrants and extending the emergency access drive on the east side of the building. We still need to resolve some other minor items with your consultants.

Parking spaces size vary based on the area and the use. The drive isles were made wider from the code required of 22 feet to 26 feet which allows easier mobility for the 9x20 and 9x18 parking spaces. The parking spaces at the restaurant are 10x20 based on the high turnover of the patrons. The applicant owns a similar facility in Florida and based on their experience the smaller parking space with a wider drive isle works at their facility.

An open space fee-in-lieu was worked out with Frank Bartle former Township Solicitor in the amount of \$183,000 for the residential component and \$25,000 for the non-residential component of this project.

We need to go back and have the stipulation amended to allow 45-foot building height vs 40 feet as noted in the agreement.

On a motion made by Jay Glickman and seconded by Dave Fetzer, the Planning Commission recommends that the Board of Supervisors approve the proposed plan subject to Stipulated Agreement, Township Consultant and Staff review letters. All in favor. Leon McGuire opposed the motion.

Adjournment: There being no further business to come before the Commission, the meeting adjourned at 9:00 pm. The next meeting will be held at 7:30 pm on June 16, 2022, at the Township Building.