

**MINUTES
PLANNING COMMISSION MEETING JANUARY 8, 2019**

Attendees: Sherri Glantz Patchen, Patrick Doran, Vince Manuele, Peter Cornog, Bob Dambman, Scott Quitel, Charlie Guttenplan, AICP, Amy Grossman (BOS Liaison), Krista Heinrich (Township Engineer)

- 1. CALL TO ORDER:** 7:00 PM by Chair Manuele
- 2. ELECTION OF CHAIR:** Motion by Mr. Cornog, second by Ms. Patchen to elect Vince Manuele as Chair. Vote was unanimous
- 3. ELECTION OF VICE-CHAIR:** Motion by Mr. Cornog, second by Mr. Doran to elect Bob Dambman as Vice-Chair. Vote was unanimous.

4. ANNOUNCEMENTS & CORRESPONDENCE

Announcements:

Correspondence:

- January 6, 2019 Comments and Concerns e-mail from Sharon Shapowal (SLD#01-15 VFW at Fort Washington, Ltd.)

5. APPROVAL OF MINUTES

- Mr. Doran moved to approve the minutes from the December 11, 2018 meeting; seconded by Mr. Cornog. Vote 5-0 (Ms. Patchen abstained, not present for that meeting)

6. ZONING HEARING BOARD APPEALS: None

7. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS

- SLD#01-15 VFW at Fort Washington, LTD, 451 Bethlehem Pike, Fort Washington, PA; Zoning Text Amendments adding a new Fort Washington Transit-oriented Development District; Revised Draft (Continued Discussion). Rob Lewis, Esquire, with Kaplin Stewart; Gregory Harth, developer and applicant, and Neil Liebman, Architect with Bernardon were present. Mr. Lewis presented a revised ordinance to the Planning Commission based on their comments and concerns from their previous meeting and additional comments provided by Mr. Manuele. Three significant changes made were to parking (adding parking for non-residential uses and adding reserve parking provision), density (reduction to 35 dwelling units per acre), and setbacks (increased setbacks from Bethlehem Pike, varied based on building height); minor additional revisions. Planning Commission comments and concerns: still have issues with setbacks and heights, including still having some confusion over how height is measured; directory signage (canopies) and sign sizes; question whether SEPTA will be able to accommodate the additional commuters; concern over exclusion from certain floodplain and riparian corridor requirements without going to the Zoning Hearing Board; and how the legislative intent should reference consistency with the comprehensive plan given the current Plan Update's status. Public Comment: George Ozorowski, representative for Fort Washington Rescape; Eli Glick, 7 Whitefield Drive, read from written comments; Linda Doll; Fairway Road; Gary Levin, Fort Washington; Peter Blood, Fort Washington Rescape; Richard Abraham, 670 Bethlehem Pike; Sydelle Zove, Harts Ridge Road; Joe Corcoran, 341 Militia Hill Road; Frank Scarpello, Arlingham Road; Richard Dresher, Fort Washington; Mike Schaffer, Fort Washington; Andre Stormont, Madison Avenue; Robert Hagerty, Fort Washington all spoke. Their comments and concerns included: density and building heights are still an issue; design standards – Riparian Corridor shouldn't be waived and should be reviewed by the Zoning Hearing Board; significant impact of additional vehicle traffic and pollution; the proposed district is not in keeping with the aesthetics and historic nature of the area; significant floodplain area; would like to see more of an open space plan; and previous concerns raised by the Planning Commission still seem applicable. After some additional discussion amongst the Commission members, Mr. Quitel moved to recommend against the Zoning Text Amendment as proposed; seconded by Mr. Doran with an accepted condition added

by Mr. Manuele that in the event the Board of Supervisors moves forward, that they consider all the additional specific text amendments that were discussed tonight, including not only the ones incorporated in the applicant's redline version but also the specific ones that were suggested by the Planning Commission. Vote 6-0

8. CONDITIONAL USE APPLICATIONS: None

9. OLD BUSINESS: None

10. NEW BUSINESS:

- There was discussion regarding the desire to have the Planning Commission packets posted on the website. This will be reviewed.

11. PUBLIC COMMENT

Sydelle Zove, Harts Ridge Road, gave an update on the decision by the Board of Supervisors to approve the a conditional use for K. Hovnanian PA Acquisitions, LLC for 67 townhouses on the Corson Estate property. The parties have exercised their rights to appeal the decision to the Court of Common Pleas.

Eli Glick, 7 Whitefield Drive, asked that the Planning Commission to make a motion to consider adopting the practice of adding written statements to the minutes. Also, he would have like to see the Commission not approve the ordinance period, not including all the conditions that were added on at the end.

Mike Schaffer didn't realize after calculating numbers how many additional people would be put on that site.

Frank Scarpello, 6326 Arlingham Rd, would like it written in procedure that any information proposed to Planning Dept. by the developer be put on the website for the public to view.

Linda Doll, Fairway Road, would like to see things to be presented at the meeting, prior to the meeting and on the Township website.

Jim Magaziner, Madison Avenue, Fort Washington, Could not find information on the website for the Steering Committee.

Sharon Shapawol, introduced herself as the one who submitted the e-mail with comments and concerns on the above application. Not in favor of the development due to the flooding in the area.

12. ADJOURNMENT

- There being no further business, meeting was adjourned at 9:16 PM.

Respectfully submitted,

Charles L. Guttenplan, AICP, Director of Planning & Zoning

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitmarsh Township. No formal decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.