

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, September 25, 2018 at the Township Administration Building, Abington, PA., with Chairperson Lucy Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: DiCELLO, GAUTHIER, COOPER, ROBINSON, BAKER, ROSEN, RUSSELL, BOFF, STRACKHOUSE

Also Present: Planning & Zoning Official PENECALE
Office Manager WYRSTA
County Planner NARCOWICH

PLEDGE OF ALLEGIANCE

MINUTES:

Mr. Rosen made a MOTION, seconded by Ms. Gauthier to approve the minutes of the August 28, 2018 Planning Commission meeting.

MOTION was ADOPTED 9-0.

Agenda Item PC1 – Application of Family Dining, Inc.

Ms. Strackhouse read agenda Item PC1 into the record, and asked the applicant to present their plan.

George W. Broseman, Attorney representing the applicant, with Kaplin Stewart, 910 Harvest Drive, Suite 200, PO Box 3037, Blue Bell, PA 19422, introduced Chad Brensinger Project Engineer and Greg Winans of Family Dining, Inc. and stated that the applicant is requesting approval of a preliminary/final development plan as well as waiver requests and the applicant is in receipt of Township staff review letter dated, September 17, 2018.

Mr. Penecale noted that the Planning Commission was provided with applicant’s revised plans.

Chad Brensinger, PE, Charles E. Shoemaker, Inc., 1007 Edge Hill Road, Abington, PA, 19001, presented the plan showing existing Burger King; existing parking as well as the landscaping. The applicant seeks approval to construct a 744 sq. ft. play area and façade improvements adding a second drive-thru lane to allow more vehicles to be stacked improving vehicle circulation in the parking lot. Also proposed is a landscaped island in the parking lot that will result in loss of four parking spaces, but it will aid in traffic circulation and safety.

Landscape improvements; Easton Road will be heavily landscaped as well as Bradfield Road and proposed is a stockade fence to shield neighboring residents from drive-thru lane. This project will reduce impervious area of approximately 2,000 sq. ft. and stormwater runoff runs onto Easton Road and down to a tributary at the bottom of the hill.

Existing features plan was presented showing tall Oak trees that will be preserved. The parking lot will remain, but a landscaped island will be added and there is an existing fence along Edge Hill Road that goes up Bradfield and the applicant proposes to extend that fence past the sign board. There are existing Pine trees and there will be under-story landscaping underneath the Pine trees in addition to the fence to buffer from the neighbors. We will re-stripe stop bars and turn arrows to clarify traffic circulation as well as add a pedestrian crossing on Bradfield and the applicant has agreed to repair curb or sidewalks if damaged. Bolder wall will be extended, but tree structure will not be disturbed.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Ms. Gauthier questioned whether the large trees will be disturbed with the new drive-thru lane.

Mr. Brensinger replied we will not disturb those trees. The drive-thru lane will be pushed out towards Bradfield.

Ms. Strackhouse questioned whether there is any stormwater management for this site.

Mr. Penecale replied the applicant will be reducing impervious coverage onsite.

Mr. Brensinger said the site is steep and that would cause more disturbance and destruction.

Mr. Narcowich questioned whether the new landscaped island could be an infiltration island.

Mr. Brensinger replied it would be possible, but we would lose trees.

Ms. Gauthier commented that the planting island will help the circulation pattern and also provide shade, so revisions made by the applicant satisfied her concerns.

Waivers requested by the applicant were voted on as follows:

Mr. Rosen made a MOTION, seconded by Ms. Gauthier to approve waiver request from Section 146-11.A.4 - Property Identification Plan - The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146-11.B.3 - Existing Features Plan - The plan is required to plot the names of all property owners within 400 feet of the properties involved in this application.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146-11.B.7 - Existing Features Plan - The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Section 146-11.B.8 - Existing Features Plan - The plan is required to plot the location of all steep slope on the sites and within 400 feet of the properties involved in this application.

MOTION was ADOPTED 9-0.

Ms. Gauthier made a MOTION, seconded by Mr. Rosen to approve waiver request from Section 146-24 - Streets - to allow for the right-of-way widths to remain as plotted and not provide the required right-of-way as listed in Chart 4.A of the Subdivision & Land Development Ordinance. Easton Road is a County roadway, Edge Hill Road is a State right-of-way and Bradfield Road is a Township right-of-way, subject to permits approved by those agencies.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146-27 - Sidewalks & Curbing – to install sidewalks and curbing along Bradfield Road frontage.

MOTION was ADOPTED 8-1. Ms. Gauthier opposed because she feels the sidewalk extension is needed for pedestrian safety. She sees people and school children walking in the road and sidewalks should be provided.

Mr. Rosen expressed concern about pedestrians safely crossing at this site and asked about crosswalks.

Mr. Penecale replied he would prefer to see a crosswalk at Easton and Edge Hill Road intersection where the bus stops are located and where most of the pedestrian traffic will be.

Mr. Rosen asked for Traffic Safety Officer to review pedestrian control movements to this site.

Mr. Narcowich suggested additional crosswalks at the driveway entrances.

Mr. Rosen made a MOTION, seconded by Mr. Baker to recommend approval of the application of Family Dining, Inc. located at 900 Easton Road, Abington, PA, 19001 subject to the following conditions that the applicant must provide the Engineering & Code Office with an As-Built Plan. It was suggested that a crosswalk be installed to connect the site to Fernhill Road. The location of that crosswalk must be approved by the Traffic Safety Officer. Also that the Traffic Safety Officer review the driveway entrances on Easton Road and Edge Hill Road to determine if additional crosswalk markings should be added as well as approval of requested waivers by the applicant as listed.

MOTION was ADOPTED 9-0.

Agenda Item PC2 – Application of 2219 Old Welsh Road, LLC:

Ms. Strackhouse read agenda Item PC2 into the record, and asked the applicant to present their plan.

Michael Yarnoff, Esquire, with Freidman and Shuster, LLP, 101 Greenwood Avenue, 5th Fl. Jenkintown, PA, 19046 representing the applicant, Mr. Osman Aydemir, who was also present, stated that both lots conform to dimensional requirements and there is an existing house on the front lot and a house will be built on the back lot. Driveways will have access to Old Welsh Road and there will be access from the new lot to Parkview Avenue. Also, there will be public sewer/water.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Ms. Gauthier asked about the alignment of the new home to be built.

Mr. Aydemir replied the front door of the new home will be aligned to face the newer homes in the area and the driveway will be on the right side.

Ms. Strackhouse noted County Planner recommended sidewalks to be installed on Parkview Avenue.

Mr. Penecale said curb and sidewalk will be installed on this particular block through the Township's Community Development Office.

Ms. Strackhouse said County Planner also recommends street tree ratio: one for every 40 linear feet.

Mr. Yarnoff replied that the applicant will comply.

Mr. Penecale said street trees should be planted within five feet of the front property line.

Waivers requested by the applicant were voted on as follows:

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146-11.A.4 - Property Identification Plan - The plan is required to supply the tax parcel information, owner's name & lot area for all properties within 400 feet of the site involved in this application.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146-11 .B. - Existing Features Plan - The plan is required to plot the names of all property owners, utilities, parcel numbers and restricted lands and within 400 feet of the properties involved in this application.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Ms. Strackhouse to approve waiver request from Section 146-11.C - Proposed Layout Plan - The plan is required to the first floor elevation, sanitary sewer line, storm water management system, soil stock pile location and the water service on the sites and within 400 feet of the properties involved in this application.

MOTION was ADOPTED 9-0.

Mr. Rosen made a MOTION, seconded by Ms Robinson to approve waiver request from Section 146-11.D - Grading Plan - The plan is required to include the existing and proposed alterations to the site and the limits of all disturbances.

Ms. Gauthier referred to Item #6 of staff review letter dated, September 19, 2018 that says, "Proposed dwelling is not plotted on the plan submitted for review. Zoning ordinance of the Township of Abington has requirements for in-fill development that applies to this project – Section 2103.H, Use H-7 of the Zoning Ordinance," which should be attached to this waiver, which is from Section 146-11 D. Grading Plan of SALDO, so during land development stage, the plan should show where the home will be legally located.

Mr. Penecale noted Township Engineer reviews all building permits including grading, stormwater management and swales on adjoining properties.

MOTION was ADOPTED 9-0.

The remaining waivers requested by the applicant were from Section 146-11.L - Architectural Plan - An architectural plan is required to be submitted of the single family dwelling proposed to be constructed on the site.; Section 146-27 - Sidewalks & Curbing - to install sidewalks and curbing along Parkview Avenue frontage; Section 146-39 - Landscaping Plan - The applicant is required to plant a minimum of two street trees along both Old Welsh Road and Parkview Avenue. The Board of Commissioners may credit the applicant for the two 26 inch trees on Old Welsh Road property and the 16 inch tree in the right-of-way of Parkview Avenue, were unanimously approved 9-0.

These additional waivers have been requested by the applicant. They are not required by the Subdivision & Land Development Ordinance for a minor subdivision plan

Section 146.11.E - Soil Erosion Control Plan

Section 146.11.F - Improvements Plan

Section 146.11.H - Landscaping Plan.

Mr. Rosen made a MOTION, seconded by Ms. Robinson to recommend approval of the application of 2219 Old Welsh Road, LLC for property located at 2219 Old Welsh Road, Willow Grove, PA, 19001 subject to the following conditions; the applicant must provide the Engineering & Code Office with an As-Built Plan; one street tree must be planted along the Old Welsh Road frontage and two trees must be planted along the Parkview Road Frontage as well as approval of requested waivers by the applicant as listed.

MOTION was ADOPTED 9-0.

Planning Commission Meeting

September 25, 2018

ADJOURNMENT: 8:15 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary