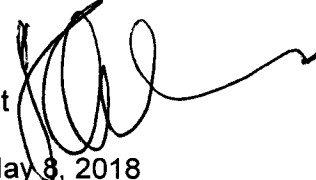


VIA E-MAIL

May 7, 2018

TO: Whitpain Township Planning Commission  
FROM: E. Van Rieker, Township Planning Consultant  
RE: Township Planning Commission Meeting – May 8, 2018

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Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review of a Land Development Plan for Kidz Konnect Daycare (LD-2-17). This application involves the renovation of the existing building and the construction of a 3,846 square ft. building addition on a lot of approximately 2.45 acres of property located at 1302 Union Meeting Road, which is located on the eastern side of Union Meeting Road between Hoover Road and Jolly Road. Access to the land development is proposed from a new driveway located off of Union Meeting Road. The property is zoned R-1 Residential District.

*Comment:*

- *The most recent review letter from Jim Blanch: under date April 24, 2018 at comment numbers 12 a through e cover my thoughts and reflect prior review letters with applicant's engineer.*
  - *Please note the Decision and Order of the Whitpain Township Zoning Hearing Board, ZHB# 2152-18 (decided 4-19-18) is attached for ready reference. Please note the condition which should be added to the record plan along with the exhibits referred to in the decision.*
-



4. ZHB#2157-18

Erin Contracting, LLC  
(348 Railroad Avenue)

Signage

*Comment:*

- *The fact that two signs are proposed does not seem unreasonable given the fact that the subject property is a corner lot.*
- *However, existing requirements limit signage to 25 s.f. whereas the applicant is proposing 32 s.f. for each sign. When you look at the sign face graphics it appears that the signage could easily fit on a sign face smaller than 32 s.f. in area.*

5. ZHB# 2158-18

William Golden  
(1895 Skippack Pike)

Use

*Comment:*

- *The preservation of the farmhouse building was an original recommendation by the Township Planning Commission at the time that the Red Fox Farm Townhome Community was first approved.*
- *It is my understanding that the applicant requires little or no signage and will operate on an appointment only basis. The legal notice indicates that professional mental health services will be provided in a "non-group setting". Assuming that off-street parking needs can be accommodated in the same fashion as originally approved (in a discreet fashion behind the existing garden walls) then I would suggest support for this proposal.*

3. Review pertinent planning issues.

cc: Jim Blanch  
Kent Conway  
Ken Corti  
Joseph Fay  
Kurt Zintner

Greg Monte  
Joe Habboush  
Otis Hightower  
Cathy McGowan

John O'Hara  
Roman Pronzak  
Richard Shorin  
Rachel Streit

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DECISION AND ORDER

WHITPAIN TOWNSHIP ZONING HEARING BOARD

APPLICATION #2152-18

FIRST HEARING: 4-19-18

APPEAL OF: KIDZ KONNECT CHILD CARE CENTER, LLC

DECIDED: 4-19-18

PROPERTY ADDRESS:  
1302 Union Meeting Rd.  
Blue Bell, PA 19422

COPY MAILED: 4/20/18

At a public hearing on the above application, the Zoning Hearing Board decides and orders as follows:

1. Applicants' requests for variances from Article XXVIII, Section 160-214.C.1 and Section 160-214.C.2(a) and Section 160-214.E relating to Green Area Regulations to allow the construction of an extended Day Care facility on the property located at 1302 Union Meeting Rd., Blue Bell, PA in the Township's R1/Extended Day Care District which will allow the green area as defined by the Ordinance to be 66,856.08 square feet when the Ordinance requires a minimum green area of 81,222.21 square feet and will allow only two percent (2%) of the paved parking area in excess of 2,000 feet to be devoted to permanent green area when the Ordinance requires a minimum of ten percent (10%) are:

GRANTED DENIED

THIS DECISION AND ORDER IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

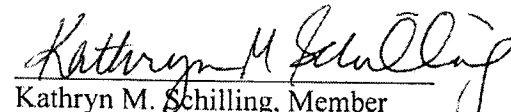
2. Applicant agrees that ~~9,000 square feet~~ the 143 foot by 61 foot area in the rear of the property\* will be paved with "Grass Pave 2" material or the equivalent and will be maintained as a green space permanently

\* as depicted on the Plan submitted with the Application

APPLICATION #2152-18

KIDZ KONNECT CHILD CARE CENTER, LLC

  
Edward Lane, Chairman

  
Kathryn M. Schilling, Member

  
Kyle Speece

  
Harry Phifer, Member

  
John J. O'Hara

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 160-241. *Expiration of Special Exceptions and Variances*, of the Whitpain Township Zoning Ordinance of 1950, as amended, Chapter 160 of the Code of the Township of Whitpain, provides that unless otherwise specified by the Board, a special exception or variance shall expire if the Applicant fails to obtain a building permit or use and occupancy permit, as the case may be, within six (6) months from the date of authorization thereof.