

LAND PLANNING COMMITTEE

May 2, 2016

Present: C. Quinn, S. Galloway, S. Powell, K. Matson, P.E., P. McKenna, Esq., B. Clark

Chairman, Mr. Quinn, called the meeting to order at 5:50 P.M.

A. Requested Ordinance Amendments - Franklin Mint Redevelopment Site - S. Pennell Road/W. Baltimore Pike (Continued from March 7th Committee Meeting)

Kevin McLaughlin of McKee Group explained the proposed amendments and waivers to Zoning for the overall development of this property. Section 275-117.3.B. The Zoning allows Single-family semi-detached dwellings; Single-family attached dwellings; and Multi-family dwellings. Mr. McLaughlin wished to add Single-family detached dwellings. In Section 275-117.3.C they propose to add an amendment to provide for a Daycare facility, stand-alone skilled nursing and/or rehabilitation centers and an automatic self-serve car wash.

In Section 275-117.4.B (Required mix of uses: maximum permitted quantity of residential units and hotel rooms), they propose at least 10% but no more than 90% of the total nonresidential gross floor area, exclusive of hotels, shall be devoted to retail store, garden center, supermarket or wholesale membership club uses, as opposed to the existing 30% but no more than 70%. They also propose at least 10% but not more than 90% of the total nonresidential gross floor area shall be devoted to offices, research and/or testing facilities, medical laboratories, outpatient or training facilities or offices for doctors and other medical personnel, health and fitness centers. The existing Ordinance calls for at least 30% but not more than 70%.

Mr. McLaughlin went on to request a change to Section 275 - Attachment 3, Appendix A, Section 10:E.1, Landscaping Buffers. The proposed Zoning Provision asks that Buffer areas shall be required as follows: On parcels on which the existing Franklin Mint buildings are located, the following minimum buffers shall be provided. On parcels or portions thereof to the east of the intersection of Baltimore Pike and Valley Road, a minimum buffer of 100 feet shall be provided along Baltimore Pike and along the rear property line; on parcels or portions thereof to the west of the intersection of Baltimore Pike and Valley Road, a minimum buffer of 50 feet shall be provided along Baltimore Pike and a minimum buffer of 100 feet shall be provided along the rear property line. The existing ordinance requires a minimum buffer of 100 feet along Baltimore Pike and along the rear property line, and on all other parcels within a Tract, a minimum buffer of 25 feet shall be provided along Baltimore Pike, Pennell Road and the rear of the property line.

He went on to propose in Section 275 - Attachment 3, Appendix A, Section 10.E.3.D and E, Landscaping Buffers. Benches, retaining walls, lighting standards, sidewalks, fencing, underground utilities and other structures associated with the Baltimore Pike Streetscape Requirements in Section 12 of Appendix A shall be permitted in the buffer yard. Section 275-117.7.D.(1). (Special design and development standards) establishes the building placement of 20 feet between all residential buildings. The proposed change is "except that for single-family detached dwellings the minimum distance between buildings shall be 15 feet."

In Section 210-28.B.(1) (Curbs dished gutters, curdles road and sidewalks) the permitted use for pedestrian walkways shall be provided along both sides of new roads and along parking compounds on all land developments, except subdivisions involving single-family dwellings. Mr. McLaughlin proposes consideration of a waiver to allow sidewalks on one side of the boulevard (Road A) from its intersection with Baltimore Pike to its intersection with Road C and on one side of the street in the sub-neighborhoods.

The applicant also requests a waiver to allow street trees to be installed within 3 feet of road lines or pedestrian walkways within 30 feet of intersection of road lines, and within 15 feet of a driveway entrance. The existing Section 210-39.C.(3) and (4) (Natural Features preservation and tree planting states that trees shall not be planted within 3 feet of road lines or pedestrian walkways. They may be planted between the curb of the road and pedestrian walkways if there is a minimum distance of 6 feet between the curb and walkway.

There was discussion in regards to the proposed changes. The Land Planning Committee advised Mr. McLaughlin that they would review the requested changes with other members of Council and would hopefully be able to provide a response at the May 23 Council meeting..

B. PUC Letter of Comment - Distributed Antenna Systems.

Mr. Clark stated that there is an emergent technology to boost capacity for wireless broadband service. Contractors for wireless carriers such as Verizon and AT&T have begun to install mini-cell towers in public rights-of-way which at this time are exempt from local regulations and requirements. Mr. Clark stated that the PUC has provided for a comment period regarding this practice, and municipalities may want to submit a letter stating opposition to this practice. A number of statewide municipal organizations have already testified in opposition to the current practice. A sample comment letter to the PUC is being reviewed and will be submitted by or before May 16, 2016. The Land Planning Committee advised Mr. Clark to submit the letter to the PUC by the submission date required.

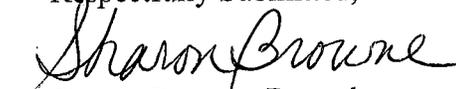
New Item

Mr. Clark stated that due to the major mall redevelopment in planning, the Township needs to set up the Design Review Committee process established when the mall plans were approved, in order to review the design appearance aspects of the new mall structures. It was suggested that a member of the Land Planning Committee be designated to the Design Review Committee to review the plans not as a building review but as a review of the aesthetics of the plans themselves. Mr. Galloway nominated Mrs. Powell to be the liaison for this project. Mr. Quinn seconded the nomination. Mrs. Powell gladly accepted this request.

Adjournment

There being no further business, the meeting was adjourned at 7 P.M.

Respectfully Submitted,


Sharon Browne, Recorder