

BOROUGH OF HATBORO
PLANNING COMMISSION MEETING
TUESDAY, JANUARY 12th, 2016

PRESENT

Chairman McKnight, Members Farnen, Kline & Gordon, Assistant Secretary Hegele, Engineer Dougherty, Fire Marshal Myers & Fire Chief Anders.

ABSENT

Member Battis was absent.

CALL TO ORDER

Chairman McKnight called the meeting of the Planning Commission to order at 7:00 PM.

APPROVAL OF MINUTES

November 18th, 2015 – Member Gordon motioned to approve the November 18th, 2015 meeting minutes with changes as presented, motion seconded by Member Farnen, all ayes. Motion carried 4-0.

STATION PARK VILLAGE – Land Development Application

Chairman McKnight reviewed the Montgomery County Planning Commission Letter dated December 4th, 2015. There was a discussion over comment #1 Landscape Plans. Mr. Carlson stated the plans have been revised since this letter to include boxwood shrubs. Mr. Carlson also added that comment #2 Architectural Elevations have been added.

Fire Marshal Myers and Fire Chief Anders addressed their letter concerning access and tactics concerns. Mr. Carlson stated that they will comply with the bollard at the emergency access point of Fulmor Avenue. There was a discussion on the depressed curbs, the applicant's engineer stated he would provide exact detail to the Fire Marshal's office. There was a lengthy discussion on the concerns the fire company and fire marshal have with accessing the Warminster Road side of the development. The applicant advised that they would comply with the additional fire hydrants requested in the development. The applicant stated it is their goal to meet all life safety issues. The Planning Commission requested that the applicant, Fire Chief and Fire Marshal all meet and this meeting will be a condition on the Planning Commission approval.

Engineer Dougherty reviewed with the Planning Commission his review letter dated January 7th, 2016. He stated under Conditional Use Order July 27th, 2015 he was not going to discuss the SEPTA improvements as that would be handled by the Borough. He stated his letter was rather lengthy and he went through each point with most items being a will comply by the developer. He stated the applicant has submitted a list of waivers which will also be outlined. Engineer Dougherty stated the waiver request for 22-407.2D is fine with him as long as the Emergency vehicles have adequate access. There was a discussion concerning 3 point turns and vehicles accessing garages, especially larger vehicles. There was a discussion concerning the waiver of the tree requirement and a fee in lieu of which Engineer Dougherty stated will be determined by Council. Chairman McKnight asked for a cleanup of the landscape plan, he stated some of the plants listed will never reach the heights listed. It was suggested that the applicant meet with the two landscape architects and further discuss. There was a discussion concerning the proposed recreation land table, specifically the use of the Peco easement counted towards the recreation lands. Engineer Dougherty stated this would be discussed and approved by Council.

The next document reviewed was the list of waivers, there were a total of 15. The planning commission reviewed the list and approved 13 of the 15, with the remaining 2 to be approved by Council. The waiver list will be included in the resolution approved by Council.

Member Farnen motioned to recommend preliminary approval to Borough Council subject to the inclusion of additional information of items listed and subject to review/approval of these items at the next final approval stage:

1. Fire Marshal/Fire Chief satisfaction
2. Stormwater basin
3. Foundation plantings
4. Rain Garden
5. Replacement trees
6. Fee in lieu of
7. Landscape Architect sign/seal plans
8. Gilmore Letter dated 1-7-16
9. Montgomery County Planning Commission Letter dated 12-4-15

Motion seconded by Member Gordon, all ayes. Motion carried 4-0.

OLD BUSINESS

There was no old business to come before the Planning Commission.

NEW BUSINESS

There was no new business to come before the Planning Commission.

PRIVILEGE OF THE FLOOR

Bruce Hart, 175 Earl Lane questioned the decks on the rear of the property, he stated this is the first he has heard of this. Mr. Carlson stated they were on the plans submitted in October. Engineer Dougherty stated they were on the preliminary plan submission, but were updated when more information was requested on the revised submission.

Ed Henry, 238 Bonair Avenue stated there is still an issue for the fire company. He also asked about on street parking. Mr. Carlson explained the parking. Mr. Henry stated he is concerned if fire trucks will fit. Chief Anders stated yes if residents abide, no if they do not. There was a discussion on how fire trucks get around illegally parked vehicles. There was a discussion on who writes citations for fire lane violations. Mr. Henry stated that he wants the fire company to be comfortable and that this project should not be approved until the fire guys are happy.

MEETING DATE

The next meeting of the Planning Commission will be February 2nd, 2016 if necessary.

ADJOURNMENT

Chairman McKnight adjourned the January 12th, 2015 meeting of the Planning Commission at 10:15 PM.

Respectfully submitted,

Diane C. Hegele
Assistant Borough Secretary