

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, November 22, 2022, via webinar and in-person at the Township Administration Building, Abington, PA, with Chairwoman Lucy Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: DiCELLO, ROBINSON, ROSEN, BAKER,
STRACKHOUSE

Excused: BROWN, COOPER

Also Present: Township Engineer LEE
Traffic Planner RICHARDSON

CONSIDER APPROVAL OF MINUTES:

Mr. Baker made a MOTION, seconded by Mr. DiCello to approve the minutes of the Planning Commission Meeting of September 28, 2022.

MOTION was ADOPTED 5-0.

Motion to approve the major Subdivision LD-22-02 Huntingdon Valley Shopping Center
(Chipotle Pad Site):

Ms. Strackhouse said the applicant is proposing to remove the existing macadam parking area and associated parking spots located at 801 Huntingdon Pike parcel (Parcel No. 30-00-31508-00-7) and construct a new 2,338 sq. ft. stand-alone fast-food drive through Chipotle restaurant building with outdoor seating within the Huntingdon Valley Shopping Center.

Mr. Rob Lewis, representing the applicant, presented the site plan of the Huntingdon Valley Shopping Center showing the proposal to construct 2,338 sq. ft. pad site for a Chipotle restaurant with an accessory pickup window within the existing parking lot of the shopping center. The pickup window is a different model where orders are placed online through a mobile app with a designed pickup time for the order, which is a much faster process than the traditional drive-through lane with menu board. Additional parking spaces are provided for vehicles to pull up and order through the app.

The applicant will comply with all remaining comments as listed in Township Engineer's review letter dated November 11, 2022, and Traffic Planning & Design, Inc. provided a review letter dated November 7, 2022 in which the applicant will address comments as listed including a traffic generation analysis and gap study.

Regarding Item No. 8 of the TPD review letter, the applicant suggested either adding "No Parking" signs in that location or extend the striping further to remedy the existing condition.

Also, currently there is sidewalk along Huntington Pike and the applicant will be improving the crosswalk as shown on the plan, but to add a sidewalk along the entry into the shopping center will detrimentally impact the existing landscape island onsite, although the applicant will be providing a pedestrian connection from existing sidewalk to Chipotle.

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

Mr. Rosen expressed concern about the proposed location of the Chipotle due to existing traffic patterns and troublesome sightline as well as the amount of traffic that Chipotle will bring into the center versus what already exists.

Mr. Lewis replied there will be a 2.1% increase in traffic into the shopping center during the weekday PM and 6.2% increase on Saturday mid-day peak hours, which is not a substantial increase in traffic.

Mr. Baker recommended not installing a sidewalk as he would like to keep the trees, and regarding the "No Parking" at Citizens Bank; he suggested restriping making the parallel line with the center line and extend it further gearing towards the right to make a right-hand turn.

Mr. Richardson agreed to review it further with Township staff, consultants, and the applicant.

Waivers requested by the applicant were as follows:

Section 146-9. B. 2 - a waiver to permit a one-stage preliminary/final approval process.

Section 146-11. A. 4 – a waiver to not provide tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.

Section 146-11. B. 7 – a waiver to not provide the location, size, and ownership of all underground aboveground public or private utilizes onsite or within 400 feet of any portion of the site including water lines, sanitary sewer lines, storm sewer lines, electric lines, telephone lines, gas mains, fire hydrants and streetlights.

Section 146-11. H. 1- a waiver from providing a landscape plan prepared by a registered landscape architect.

Section 142-302. B. 2. a. – a waiver from preparing an existing resource and site analysis map (ERSAM) showing environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains, hydraulic soil groups, closed topographic depressions and recharge areas. Land development, existing recharge areas, and any other requirements specifically outlined in the Municipal SALDO also shall be included.

Ms. Allison Lee, Township Engineer, said that she supports the waivers requested by the applicant.

Mr. Narcowich was not in attendance; however, he provided a review letter dated November 17, 2022. The applicant requested a copy as they had not previously received it.

Ms. Strackhouse asked for any public comment. There was none.

Mr. Rosen made a MOTION, seconded by Mr. Baker to recommend approval of the major Subdivision LD-22-02 Huntingdon Valley Shopping Center (Chipotle Pad Site) subject to the condition that the applicant work with the Township to improve the lane (the existing condition at Citizens Bank) as much as possible, and to approve the waiver requests as submitted by the applicant.

MOTION was ADOPTED 5-0.

Motion to approve the major Subdivision LD-22-03 Autozone – 1318-1330 Easton Road:

Ms. Strackhouse said the applicant is proposing to consolidate the two adjoining corner parcels at 1318 and 1330 Easton Road to a single triple frontage parcel, and the applicant is proposing to demolish the existing buildings, structures and features of the site to construct a new approximately 6,816 sq. ft. AutoZone retail store; as well as associated internal sidewalk and curbing adjacent to the building; internal curbing along the parking areas; driveway aprons; off-street parking; and stormwater management facilities.

Ms. Denise Yarnoff, Attorney representing the applicant, AZ Abington LLC, explained that the applicant appeared before the Planning Commission back in May and June, and at that time, they suggested the applicant meet with Township's consultants and the County to work through some of the issues with the plan, and that was done. Some of those changes resulted in an appearance before the Zoning Hearing Board for relief for two variances and the applicant received approval. Also, the applicant requests preliminary/final approval of the plan.

Mr. Keith Marshall, PE for the project, presented the revised plan showing that the building has been moved to the front corner of the site at Brookdale and Easton Roads, and there will be just one curb cut, and the sidewalk will be improved on all three street frontages along with a decorative verge and landscaping.

We are working on addressing comments from review letters noting that Easton Road is a county road and originally proposed was full access at the entrance onto Easton Road; however, the County will require restricting it to right-out-only, so no left turns could be made onto Easton Road. Regarding stormwater management, two underground basins with a rain garden will be provided onsite. Also, the applicant will comply with providing an ADA ramp. Regarding traffic, trip generation will be reduced in both the a.m. and p.m. peak hour.

Ms. Strackhouse commented that this is a much better plan in terms of circulation and traffic, and she asked for any comments from members of the Planning Commission.

Mr. Baker commented that the revised plan looks good.

The County Planner's review letter dated November 18, 2022 was reviewed with the applicant and the applicant is working to address the items as listed.

Mr. Richardson commented that he wants to be sure there is proper signage for the right-out-only roadway, and that the traffic signal is per PennDOT's requirements; regarding the ADA ramp on Brookdale; he suggested the pedestrian crossing be closer to Easton Road.

Mr. Marshall replied they will work with the Township on it. Additional waivers requested are from Section 146-28. A – reduction of parking space dimensions from 10 ft. wide by 20 ft. long to 9 ft. wide by 18 ft. long; Section 146-28. B - reduce the one-way ingress drive aisle from 24 ft. to 20 ft. and request preliminary/final approval of the plan.

Ms. Allison Lee, Township Engineer, said she supports the waivers requested by the applicant.

Ms. Strackhouse asked for any public comment. There was none.

Mr. Rosen made a MOTION, seconded by Ms. Robinson to recommend approval of the major Subdivision LD-22-03 Autozone – 1318-1330 Easton Road as preliminary/final plan and to approve the waivers as submitted by the applicant.

Planning Commission Meeting

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MOTION was ADOPTED 5-0.

ADJOURNMENT: 8:36 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary