

CONSHOHOCKEN BOROUGH PLANNING COMMISSION
REPORT TO CONSHOHOCKEN BOROUGH COUNCIL

APPLICANT: Eyeball Properties LLC
PROPERTY: 826-828 Fayette Street
MEETING DATE: January 9, 2020
ZONING: Residential Office District
ACTION DATE: January 9, 2020

COMMISSION ACTION: Recommendation of approval of conditional use application. The Planning Commission also recommended the following condition: use of the property shall be limited to the representations made by the applicant in its application and as ultimately presented, including limiting the non-residential use of the property to an optometry office.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

1. Memorandum of Borough Zoning Officer dated December 2, 2019
2. Zoning application
3. Floor plans titled "Proposed First and Second Floor Plans", dated November 20, 2019, prepared by Baglivo and Associates

MEETING SUMMARY:

This is an application for conditional use pursuant to section 27-1203 of the Conshohocken Borough Zoning Ordinance. The applicant seeks approval to permit a medical office (optometry office) at 826 Fayette Street. The optometry office currently operates within the building at 828 Fayette Street, which is connected to 826, and will span the two buildings should approval be granted.

The following members of the Planning Commission were present: Stacy Ellam, Chair, Elizabeth MacNeal, Vice Chair, and Jacqueline Santos-Rocco. Also present for the Borough were Borough Solicitor, Michael Peters, Esquire, Borough Engineer, Erik Garton, P.E., and Executive Assistant to the Borough Manager, Brittany Rogers.

Presenting for the Applicant were Mark Danek, Esquire. Mr. Danek explained that the current doctor intends to use the new space for a waiting area, with patient rooms upstairs. The intent is to better serve the existing patient base, not to significantly expand the patient base, nor to expand the number of doctors and employees at the location.

The Planning Commission asked questions regarding the floor plans and how the units would ultimately be laid out.

The Planning Commission recommended approval of the application, subject to the conditions set forth above.