

Select Committee Meeting Minutes

August 11, 2014

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The regular meeting of the SELECT COMMITTEE to review comments from the Public meetings on the proposed Zoning Ordinance was held this evening at the Township Administration Building, 8230 Old York Rd, Elkins PA. The following Select Committee members were present: David Cohen, Eric Leighton, Joe Nixon and Henry Sekawungu. The Select Committee convened at 5:45 p.m., and continued with reviewing the summary notes from the Public Meeting Held on February 26, 2014 as follows:

Q3: Suggestion to match up the districts and spell out the differences between the proposed and the existing.

Select Committee response:

- Difficult without overwhelming people with data. Could have a list of the two areas showing clearly that they do not match up. Could do it in the form of a general statement as it may otherwise be tedious.

Q4: Why is there a requirement to go through the land development process for a Bed and Breakfast establishment if there are no proposed site improvements?

Select Committee response:

- Life and safety would be taken care of under the building code. Pg 38- would require land development, or some type of review process. Technically, parking needs may be the only trigger for land development. Consideration of not having it as by a right but maybe as a Special Exception. Should have some limitations in terms of distance from another Bed and Breakfast.

Q5: Why is R-4 proposed for Wyngate instead of R-1? It appears that churches would be allowed in the R-4, which would not be in the best interest of the Township or the Wyngate community.

Select Committee response:

- Churches are only permitted in the R4 district. This is the designation agreed upon as this is residential townhouses and this is where they are generally located in the R4.

Q6: What recourse do residents have to proposed zoning changes that we think are detrimental?

Select Committee response:

- After the fact they could have it amended. It is a living and breathing document.

Q7: Were other areas considered for the mixed use zoning since there are other areas in the Township with properties of similar size?

Select Committee response:

- Will be looking at this more intensely; hospital and school are some of the ones affected. Consider making all the properties facing Montgomery Avenue as MU2. Consider expanding the MU2 area at Washington Lane and Church Road.

Q10: How was the 10-acre requirement determined for the overlay? Is it arbitrary?

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Select Committee response:

- Will be looking at this based on seven (7) acres as opposed to the ten (10) acres. May need to go for a remapping as opposed to a variance. Would not be an overlay but a mapped district. Cemetery properties along Route 309 should probably be zoned Commercial as this would increase the property value and give the archdiocese a little more incentive.

Q12: Where would parking garages be permitted?

Select Committee response:

- Need to be considered around train stations and tie them in to the improvements that are slated for highway improvements, which should all draw traffic towards public transportation. Mid term report will consider recommending putting parking garages at all the train stations in the Township but would need the Commissioners input on this.

Q15: Why is the Cedarbrook Middle School property in the C-1 and not in the C-2 District?

Select Committee response:

- C2 District is a more less intense use and because of the buffer. Only a minor portion borders the residential district.

Q16: Allowing a bar next to Wyngate seems like extreme zoning. Was sustainability taken into consideration?

Select Committee response:

- Scheduling issue but this could be incorporated as part of the Comprehensive Plan. The committee will look closer at bars and their locations.

The meeting adjourned at 7:10 p.m.



Bryan T. Havir
Township Manager

as per Henry Sekawungu