

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, Brad Pransky, Ameer Farrell, Joseph Nixon and Henry Sekawungu. The Select Committee convened at 5:45 p.m., and continued with reviewing the summary notes from the Public Meetings held on March 26 and April 23, 2014 as follows:

March 26, 2014 Public Meeting

Q21: What is the land use map, and how different is it from the proposed map?

*Select Committee Response:*

- The current land use will not be affected by the new zoning. New zoning will identify the highest and best use of land. Additionally, the new Zoning will allow for incremental changes over the years.

Q23: There are concerns about some of the districts and buildings coming up to the sidewalk. Would rather have or see more green space. What is the thinking and trade off?

*Select Committee Response:*

- The Select Committee will look into options for parking on corner lots and limitations and also consider the original intent in light of the existing ordinance.

April 23, 2014 Public Meeting

Q1: What could be done to include impact fees in the Ordinance for developers, considering our aging infrastructure and its sustainability?

*Select Committee Response:*

- This could be cost prohibitive and may deter development. It can be based on the number of units proposed but will allow for infrastructure and transportation improvements. It also requires a number of studies. There are specific fees that the State requires you to include in the SALDO but cannot be separate. Improvements have to be on the property. Need to have design guidelines and standards for developers to adhere to or seek relief, and this would be one way of incorporating and mitigating impacts.

Q2: There was concern about a sustainability bonuses leading to increasing of impact leading to more stormwater. There was a suggestion to modify or provide bonuses so that improvements are related to sustainability.

*Select Committee Response*

- The Select Committee agreed that this would be best managed through the SALDO and the Stormwater Management Ordinance. Bonuses are currently only in the mixed use district and cluster districts, but the Committee will take a closer look at it and come up with suggestions for improvements.

Q3: What are the standards for traffic impact studies?

*Select Committee Response*

- A Traffic Impact Study may be different from a Traffic Study but standards are set nationally. These are generally reviewed and approved by the Township Engineer.

Q4: There were concerns in general about the proposed Ordinance for a predominantly residential town. There are existing commercial areas, but this ordinance proposes an arbitrary 10-acre minimum to create commercial districts. Potential sites include the seminary and Arcadia. A commenter thought the overlay should just focus on the existing commercial districts as opposed to allowing commercial uses in residential areas. The Township/residents should be the ones to regulate the process and reduce the options for developers.

*Select Committee Response:*

- The Select Committee discussed this issue earlier in the process, and had come up with a recommendation to reduce the acreage from ten (10) to seven (7), and also mapping out the affected parcels. The Committee will be revisiting the different overlays and will be amending them to mixed uses, not as overlays, but as part of the underlying zoning. These will include the Federation Property, Elkins Estate, Temple Tyler, Widener Estate, etc., for a total of about 10 in number. There could be the option of allowing limited townhomes as opposed to the traditional mixed use of apartments above commercial properties. There could also be the consideration of utilizing a percentage ratio between residential and commercial.

Q10: Adding building and parking coverage in overlay districts to the 65% cap appears to negate best management practices and defeats the open space and sustainability argument.

*Select Committee Response:*

- The Committee will explore this issue further and make recommendations.

Q12: There was concern about the arbitrary nature of 10 acres. There is a need to balance the proposed zoning with the needs of those that live in the area. Would it be appropriate to have a referendum from the residents living in an area and also have them pay for the process?

*Select Committee Response:*

- The Committee will take a closer look at parcels that are seven (7) acres or more and make recommendations.

Q13: If an overlay allows a use, then what impact would the public hearings have? It seems like this would defeat the purpose.

*Select Committee Response:*

- The Committee will be recommending eliminating overlays in the proposed Ordinance.

Q14: We are looking at this overlay option in a crisis economy, with a potentially huge impact, especially with no controls. If places like Arcadia or other sites like it close 10 years from now, this Zoning could create an issue.

*Select Committee Response:*

- Campus Development could be changed so it is no longer an overlay but a mapped district. The Committee will look at Institutional uses and make a case for a variation of uses depending on the location and size. As part of the process, a new map will be developed by the County showing large properties over seven (7) acres and consider remapping them. In regards to existing schools, only Cedarbrook School could potentially be developed as a Commercial property, since the rest are wedged into neighborhoods.

Q15: Are there other communities with overlays and a balance between Commercial and Residential uses that are livable?

*Select Committee Response:*

- The Committee will relook at the age restricted overlay and may recommend removing the preservation overlay.

The meeting adjourned at 7:08 p.m.



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Bryan T. Havir  
Township Manager

as per Henry Sekawungu