

The SELECT COMMITTEE held their meeting this evening at the Township Administration Building, 8230 Old York Rd, Elkins PA. The following Select Committee members were present: David Cohen, Eric Leighton, Ameer Farrell, Brad Pransky 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 April 23, 2014 as follows:

Q16: Do we still have age-restricted overlays?

Select Committee Response:

At a minimum, the age restricted overlay should be mapped or eliminated altogether. One of the benefits of having it in place is that it limits school age students and allows for more open space. Over all, the general trend is that age restricted housing is being replaced by assisted living. In the alternative the Select Committee may consider changing the larger parcels covered by the age restricted overlay, to commercial uses. The Committee will consider mapping these districts, while reducing the density and height. The focus with this process will be on the smaller properties that are 20 acres or less.

Q17: A commenter recommended consideration of pedestrian uses but requested more consideration of bicycle uses as well. Use of bicycle facilities like racks and the like could be addressed as well.

Select Committee Response:

This consideration is not a Zoning issue but more of a Subdivision and Land Development Ordinance issue and could be addressed as part of that review process.

Q18: Can questions be posted about why properties are proposed to be zoned a certain way?

Select Committee Response:

The Committee opined that the vision of the community was reflected in the Cheltenham Township Comprehensive Plan which was based on input from citizens. The Comprehensive Plan is the backbone of what is being reflected in the proposed Zoning Ordinance.

Q21: Best management practices and sustainability plan goals do not seem to appear much in the proposed zoning ordinance. You need to look at the plan and incorporate these concepts into the proposed ordinance.

Select Committee Response:

The Sustainability Plan and the Zoning process are not always going to be in tandem. The best approach for these goals and issues is to handle them as part of the Subdivision and Land Development process.

Q24: Have we looked at the existing capacity of the School District and capacity to expand the student body? Has the School District been involved in this process and are those assumptions included?

Select Committee Response:

The Select Committee stated that based on the most recent studies by the School District, there were no projections for increase in the student body. The Planning and Zoning Staff will be following up on accessing the School District Capacity Plan.

Having concluded the overview review on the four Public meeting summary notes, the Select Committee proceeded to review additional comments received from Ted and Edie Cerebi regarding the Wyncote Historic District and comments from Cedarbrook Plaza Inc.

Per the Cerebi comments, the R2 proposed designation is a more appropriate designation for the residential areas in the Wyncote Historic District, as highlighted in their letter, and they requested that the ordinance be amended to reflect this change.

After extensive review of the existing and proposed Zoning Ordinance map for the area, the Select Committee agreed to this suggestion, but recommended feedback from the Wyncote BHAR. The proposed Zoning of R2 would still allow for low impact home businesses. However, the only setback would be that the existing twin homes would now become non-confirming uses. Staff agreed to follow up with the Wyncote BHAR at its next meeting on October 6, 2014 and will provide feedback to the Select Committee.

The Select Committee reviewed comments from the owners of Cedarbrook Plaza, and determined that the request was for more flexibility and a broader definition for uses that could be permitted, including re-examining the definition of "Shopping Center". The trend is for different types of non-traditional retailers occupying spaces in shopping centers.

The Select Committee discussed this subject at length and as part of their conclusions, recommended that under the definition for Shopping Centers, Commercial schools should not allow kindergarten and grades 1 through 12 and should be limited to professional and business schools, and that there should be a limit in size for self storage facilities. However, it was also determined that the market will generally self regulate these limitations, negating the need to put any limits on square footage.

The meeting adjourned at 7:00 p.m., with a recommendation to reconvene on October 6, 2014 at 5:30 p.m.



Bryan T. Havir
Township Manager

as per Henry Sekawungu