

Select Committee Meeting Minutes

October 6, 2014

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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, Bryan Havir and Henry Sekawungu. The Select Committee convened at 5:35 p.m., and continued with reviewing additional comments and considerations on the proposed Zoning Ordinance. Outstanding items at this time requiring review include the following: Review of properties that are over 5-7 acres, with overlay Zoning, review of Salus University proposed zoning and regulating of Mini Cell Towers.

The Committee held a working session that involved an overview of all the parcels in the Township that were over five (5) acres, and considered them for removal of the overlay and in favor of the underlying Zoning.

Some of the properties looked at included the following: JC Melrose Country Club which is approximately 116 acres, and could be placed under both class one and class two of the proposed Mixed Use Overlay District.

As part of the class one uses, a recommendation was made to change the review of class one conditional uses to fall under the purview of special exceptions and the same conditions being applicable under special exceptions.

Of the two classes, class one uses are more of office building uses while class two uses are part of what is already mapped out as MU1 and MU2 Mixed Use Districts.

Additional properties considered that met the threshold of over five (5) acres included the following: Moss Rehab, Cedarbrook Plaza, Cheltenham High School, which could all be C1 while the Cemeteries area going towards Rt. 309 could all be either C1 or C2 Commercial Districts, Westminster Theological Seminary was proposed to be MU2 Mixed Use District; Quarry properties at Glasgow to be MU2 Mixed Use District; while Laverock was to remain residential. It was also determined that the Public Schools including Glenside Elementary School which is new construction, come under the campus overlay. It was proposed to have the area encompassing Lynnewood Gardens, the Swift and Choi property and Post Office areas which are all along Ashbourne Road, Zoned as part of the Mixed Use Overlay District. MU3 Mixed use was proposed for the Lynnewood Hall Estate and the Mandel Campus and Gratz College property, while MU2 Mixed Use was recommended for the Elkins Park House.

The meeting adjourned at 6:55 p.m., with a recommendation to reconvene on October 27, 2014, at 5:30 p.m.



Bryan T. Havir
Township Manager

As per Henry Sekawungu