

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, Bryan Haver and Henry Sekawungu. The Select Committee convened at 5:30 p.m., and continued with reviewing additional comments and considerations on the proposed Zoning Ordinance.

The Committee continued with the discussion regarding the Local Landmark Ordinance and the list in the Comprehensive Plan, of properties that were highlighted as potential Local landmarks, that was different from the one they received from staff. Mr. Haver clarified that the list in the Comprehensive Plan was of properties for which a cultural resources survey was conducted in 1999 and funded by the State. The new listing is a more updated one and includes an additional 100 properties that were surveyed and added in 2010 for a new total of 203 properties.

In response to the comments and input from Mr. Cohen on the Local Landmark Ordinance, Ms. Farrell suggested that someone needed to merge all the comments together. Mr. Cohen offered to help with this process, and once completed and reviewed by the Committee, a meeting will be set up with the Township Solicitor, staff and Commissioner Simon prior to being placed on the Building and Zoning Committee agenda for recommendation of a Public Hearing and adoption.

Mr. Nixon stated that at the last meeting, it was agreed that as part of the updates to the zoning ordinance, the Committee had recommend incorporating all the changes into the proposed Ordinance for presentation to the Building and Zoning Committee in January. Changes would need to be highlighted as part of the presentation.

Mr. Nixon provided a brief overview of the proposed changes based on public input and review by the committee. Some of the changes in addition to cleaning up of the proposed Zoning map included the following:

- The C1 Commercial Zoning District now includes Arcadia University and the schools.
- The Cemetery and Westminster Seminary are now mixed uses.
- Salus University was also changed to a mixed use.
- The newly adopted M4 for the Elkins estate would be renamed MU4 for consistency purposes.
- The MU3 zoning district would be cleaned up.
- Concerns were raised about spot zoning for the proposed R3-A, and the need to incorporate these types of amendments as Special Exceptions, so as to protect the Township.
- Changes were also proposed along Township line Road, extending the C2 Zoning District.
- Educational uses like the Mandel campus if changed to MU3 would still fall under the overlay.

Additional considerations to clean up the proposed Zoning map were made by the Select Committee that included the following: Ashbourne Road and Old York Road from MU1

to MU3 as suggested by Mr. Leighton; due to the existing uses along Old York Road going south of Ashbourne Road and on the east side, consideration to change that to mixed use, down to Spring Avenue as suggested by Mr. Cohen.

Houses on Old York Road facing Church Road that are twins could become zoned MU1, while Myers Elementary School would become MU2 instead of R1 residential as stated. Conditional uses would be eliminated and replaced with Special Exceptions, in addition to repealing of the Preservation Overlay District, once the Local Landmark Ordinance was adopted.

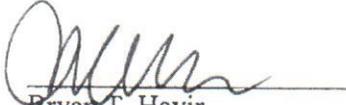
Mr. Nixon would develop a recommendation list with the text changes and any other that have come up through the process.

A discussion followed on the review procedures for demolition of properties that are part of proposed Local Landmark Ordinance, and pros and cons of all requirements that could technically fall under the application process rather than in the actual ordinance. The Select Committee agreed that it would be essential for the Planning Commission to have an exofficio member from the Historic Commission to be a part of the Planning Commission review process for properties seeking COA recommendations.

It was also determined that language be incorporated into the ordinance about the proposed Local Landmark properties and their relevancy as it related to whether they were historic properties or properties that may have had someone significant living in them and incorporate this into the ordinance.

A recommendation was made to meet one more time prior to the presentation to the Commissioners, to enable the Committee to review and approve the final product, once assembled by the County Planner. The changes suggested by the Select Committee would be highlighted as part of a comparison chart or table.

The meeting adjourned at 5:30 p.m with a recommendation to reconvene on January 12, 2015 at 5:30 pm.


Bryan T. Havir
Township Manager

as per Henry Sekawungu