

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, Bryan Havir, Brad Pransky, Brian Olszak and Henry Sekawungu. Also present was Eric Jarrell with the Montgomery County Planning Commission. The Select Committee convened at 5:30 p.m., and continued with reviewing final proposed changes made by the County Planner based on input and discussions by the Committee during the last few months.

Some of the highlights of this discussion included the below:

- Discussion on all accessory uses.
- Distinguishing between no-impact home-based businesses versus home occupation. No impact businesses are generally required by the Pennsylvania Municipalities Planning Code to be permitted anywhere.
- Drive-thru facilities should never be considered a primary use. These uses were not clearly defined as accessory uses when it came to restaurants, outdoor dining or banks. Drive-thru provisions are also not desirable in areas that are walkable or in village type areas.
- Consideration of service stations as food stores or convenience stores. Could have gasoline service stations as accessory uses to the primary use of grocery store.
- Livestock restrictions in the riparian corridor and along the creek and tributary areas. Definitions for pets - addition of goats and sheep.
- Limiting of the number of personal care uses/nail salons, bars, taverns, thrift stores, beer takeout, drive-thru uses in certain districts.
- Restrictions to outdoor storage were discussed and it was agreed to prohibit no storage beyond the front building line.

The Select Committee was in agreement that the County Planners presented the revisions for concurrence with the committee over the next two meetings on March 9th and the 23rd, for a potential presentation to the Building and Zoning Committee in April 2015.

The meeting adjourned at 7:15 p.m.


Bryan T. Havir
Township Manager

As per Henry Sekawungu