

Select Committee Minutes

May 26, 2015

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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, Bryan Havir, Ameer Farrell, Brian Olszak and Henry Sekawungu. The Select Committee convened at 5:30 p.m., and continued with the review of the changes from the last meeting held on April 29, 2015, involving consolidating the M4 Ordinance into the proposed MU3 Ordinance, and a discussion on presentation of the proposed Ordinance to the Building and Zoning Committee.

Highlights on review of the revised proposed MU3 Mixed Use Overlay Ordinance, included the following:

- Need to address density which was part of the M4 Ordinance, but reduce the intensity in the proposed MU3 Mixed Use Ordinance.
- Class one Special Exception provisions for parcels under seven acres Class two provisions for Special Exceptions for parcels ten acres or greater.
- Recommendation to lower the maximum mixing requirements to 25% and the maximum residential density to three (3) dwelling units per gross acre instead of five (5) dwellings.
- Reduction of the proposed impervious coverage of 85% to 55%.
- Historic Preservation Standards, and changing the pre 1910 façade language to pre 1930, so as to capture even more properties for preservation.
- Add a table in the Mixed Use Districts that explains the different Class uses and standards.
- Pedestrian design standards and determination of sidewalks versus recreational trails. This would be reviewed as part of the subdivision and land development process.
- Change determinations designated for review by the Board of Commissioners to be reviewed and approved by the Zoning Officer and Zoning Hearing Board.

A discussion followed on the format of the power point presentation and addition of more detail to the presentation. The Select Committee agreed to do a dry run through of this presentation at their next meeting on June 8, 2015. Mr. Havir, will follow up with the Building and Zoning Committee Chair to establish availability for a special meeting at which the presentation could be made, if it does not seem viable for the regularly scheduled meeting on July 1, 2015.

The meeting adjourned at 7:10 p.m.



Bryan T. Havir
Township Manager

As per Henry Sekawungu