

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, Brad Pransky, Ameer Farrell, Brian Olszak and Henry Sekawungu. Also present was Eric Jarrell with the Montgomery County Planning Commission. The Select Committee convened at 6:00 p.m., and reviewed the final proposed changes from the last meeting held on March 23, 2015, with a discussion on a presentation of the proposed Ordinance to the Building and Zoning Committee.

The following were the highlights of this meeting:

- Discussion and recommendation to repeal Article XXXIII of the Age Restricted Overlay District due to some of the potential varying impacts on the Township by proposed development, and the uncertainty as to when the proposed Zoning Ordinance would be adopted. This overlay has been through various reiterations over the years, and it was the consensus of those present to repeal it altogether from the existing Zoning Ordinance.
- A recommendation was made to review the Cultural Resource Survey to identify properties that are over five (5) acres and incorporate these into the proposed Zoning Ordinance as part of the proposed Preservation Overlay District. The committee agreed to leave the current Preservation Overlay in place until the identification of these parcels is completed, incorporate these parcels into the proposed Preservation Overlay and concurrently repeal the old Preservation Overlay District. The two need to be done in tandem so as to preserve the existing historic resources.
- Discussion about satellite dish antenna mounting and the proposed language that seemed too restrictive related to front yard and roof mounting, and visibility from the street. It was agreed that this could be regulated through the permitting process and if placed in the front setback, the Township could require certification that the applicant cannot place the dish anywhere else prior to seeking a Special Exception from the Zoning Hearing Board.
- Discussion of the Master Planning process as part of the MU3 requirements and review as a Special Exception by the Zoning Hearing Board. It was determined that the Zoning process was the only stop gap measure in place that allowed the master plan to be reviewed and conditions imposed, rather than waiting for the land development review process which would be too late and with a different focus on engineering, storm water management and parking among others.
- Consideration to repeal the newly created M4 district and make it part of the MU3 district in the proposed Zoning Ordinance, while keeping some of the more desirable concepts like lines of sites and preservation of historic resources. Matches the surrounding zoning and eliminates the appearance of Spot Zoning.

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- Article XV MU3 Mixed Use Development District to be amended to allow for consistency, regarding Special Exception provisions as they relate to Permitted Uses, Dimensional and Development Standards, as opposed to the way it is written which is confusing.
- Cluster Residential Overlay District eliminated due to the limited number of affected properties. Properties would now be mapped as part of the MU3 Mixed Use Development District.

Discussion followed on the next steps and it was agreed that due to the number of changes that needed to be incorporated, the Committee will reconvene one more time on May 26, 2015 at 5:30 p.m. to only review changes from this meeting, and then proceed with a presentation and recommendation to the Building and Zoning Committee at the regularly scheduled meeting in June, 2015.

The County will provide hard bound copies of the draft Zoning Code which will be distributed to the Building and Zoning Committee in advance of the meeting to which it is scheduled for an initial presentation.

The meeting adjourned at 7:50 p.m.



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Bryan T. Haver  
Township Manager

As per Henry Sekawungu