

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, Ameer Farrell, 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:

- Campus development overlay
Once a Campus Master Plan submitted by a University is approved as a Special Exception, any improvements would not require Zoning Hearing Board approval as long as they did not deviate from the approved Master Plan.
- Section 295-1901 applicability and 1902 clarification and that new schools would need to have 10 acres or more. (Case law does not require schools to get use variances but need to meet the under-laying zoning standards).
- MU3 discussion- clarity on Master Plan submission process and who the arbiter is of this process. The Master plan process should be part of the Land Development submission process. Remove (f) referencing Board of Commissioners from section 295-1502. Should be as part of a special exception review and approval process. Subsection 1 and 2 to remain for Section 295-1502 referencing approval of Master Plans by the Board of Commissioners, upon approval by the Township Engineer.
- Reduction of expiration period for zoning approval from 3 years to one year.
- Ensure that Fowl and poultry are only be permitted in residential districts without apartments.
- Class two mixed use section 295-1705 page 130, group 3: residential as listed - minimum percentage of building floor area reduction to 5%, and maximum 35% of building floor area.
- 295-188B general regulations preservation area definition to be added.
- As part of Accessory service station, can be added to supermarket retail stores.
- Remove billboards on buildings under section 295-1201.

A discussion followed on the next steps and it was agreed that copies of the November 2013 draft of the proposed Ordinance, a redlined version of the changes since then incorporating public comments, and a clean copy of the latest draft, be submitted to the Commissioners, shortly after the spring holidays. Additionally, it was agreed that the public would be provided with all the comments and responses, and would be posted on the Township website prior to a presentation with the overview of the final version by the County Planning Commission and Select Committee at the May 2015 Building and Zoning Committee.

The meeting adjourned at 7:15 p.m.



Bryan T. Havir
Township Manager

As per Henry Sekawungu