

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, 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 additional comments and considerations on the proposed draft Zoning Ordinance.

Mr. Bill Carr, Esq, and Mr. Hal Lichtman representing Arcadia University gave an overview of Arcadia and summarized some of the restrictions they have faced over the years leading to requiring variances. They raised concerns about the proposed rezoning of Arcadia University to a C1 zoning district and stated they would rather be in a campus overlay district or similar district, and would like to see this overlay tweaked to accommodate their concerns. They also suggested expanding the zoning for Arcadia University to encompass the peripheral properties across Church Road.

A discussion followed on the merits and demerits of the campus overlay district and commercial zoning district.

The select committee stated that part of the development standards for the campus overlay is that master plans be prepared. The Zoning Hearing Board members and staff have requested a master plan over time, which should also include a parking plan, as it would be important to understand how the piecemeal improvements add up as part of the whole. A conceptual plan would suffice as opposed to a fully engineered plan.

As part of the review process, a master plan would also show the extent of their ownership. The Land Development review process would then be covered as part of the master plan. If there are additions beyond the footprint of the property then this would be outside of the purview of the master plan and would require additional review and approval.

The committee suggested adding language explaining the master plan review process and considered adding language pertaining to the campus overlay and contiguous properties to the Arcadia University campus. Additional input was also needed on the language pertaining to the applicability of the campus development overlay and for adding of additional properties to the overlay as a special exception under the proposed section 295-1901.

Any properties sold by Arcadia University would not continue as part of the campus overlay, and Arcadia would have to submit an existing conditions plan to lock in what they have from the date of ordinance adoption. Any additional acquisitions by Arcadia University that are not part of the overlay as of the date of the ordinance adoption, would trigger a special exception followed by a rewrite of the applicable section 295-1901 and master plan process.

The Select Committee continued discussions on the potential economic impacts of Arcadia University expanding, and its desire to extend the campus overlay district to beyond the confines of the existing campus footprint. It was agreed to limit the boundary of their zoning to the confines of the campus. It was also agreed that the applicability language needs to be amended to be clearer. An overview of the content changes and recommendations is also needed and will be covered at the next meeting.

The meeting adjourned at 7:10 p.m. with a recommendation to reconvene on February 23, at 5:30 p.m.



Bryan T. Havir
Township Manager

As per Henry Sekawungu