

Cheltenham Township, believing that public input is appropriate on any item coming before the Commissioners, will recognize any citizen wishing to address a specific item prior to the vote on that issue. In order to be recognized, please raise your hand.

BUILDING AND ZONING COMMITTEE

Morton J. Simon, Jr. – Chair
Harvey Portner – Vice Chair
Baron B. Holland - Member
Charles D. McKeown, Sr. - Member
Daniel B. Norris - Member
Ann L. Rappoport – Member
J. Andrew Sharkey - Member

**Wednesday, June 3, 2015
8:00 PM
Curtis Hall**

AGENDA

1. Action on Zoning Hearing Board Agenda items for June 8, 2015 (None).
2. Receipt of the Planning Commission Special Meeting Minutes dated May 28, 2015 (See attached).
3. Review of Select Committee Minutes dated May 26, 2015 (See attached).
4. Ordinance amending Article XXXIII of the Codified Ordinances of Cheltenham Township, also known as Section 295-240 through 295-244 to repeal the Age Restricted Overlay District. (See attached).
5. Review of the Draft Proposed Sign Ordinance Amendments (See attached).
6. Report of the Building Inspector for May, 2015 (See attached).
7. Review of Zoning Hearing Board decisions (None).
8. Old Business.
9. New Business.
10. Citizens' Forum.
11. Adjournment.


Bryan T. Havir
Township Manager

PLANNING COMMISSION MINUTES

DATED MAY 28, 2015

A special meeting of the Planning Commission was held this evening at the Township Administration Building. The following Planning Commission members were present: Thomas Cross, Tom DiBenedetto, Scott Laughlin and Eric Leighton. Also present were Brian Olszak, County Planner, Henry Sekawungu, Director of Planning & Zoning and Robert Habgood, Assistant to the Planning & Zoning Director.

Chairman Cross called the meeting to order at 7:00 p.m.

1. **Acceptance of minutes of the Planning Commission meeting dated April 27, 2015.** Mr. Cross motioned to accept the minutes. Mr. DiBenedetto seconded and the motion passed unanimously.
2. **Review of the Proposed Ordinance amending Article XXXIII of the Codified Ordinances of Cheltenham Township, also known as Section 295-240 through 295-244 to repeal the Age Restricted Overlay Zoning District.** Planning and Zoning Staff informed the Planning Commission members that the Select Committee made a recommendation at their meeting in April to have this Ordinance repealed. The Commissioners in turn, scheduled a Public Hearing for June 17, 2015 at 7:30 p.m. at Curtis Hall. There was a brief discussion on the demerits of the Ordinance that was being considered for repeal, including remarks from Mr. Olszak that the Ordinance has not served the Township as well as was intended which is grounds enough for it to be repealed. The Commission suggested that this Ordinance not come back before them again in the future. Mr. Laughlin made a motion to recommend to the Board of Commissioners the Ordinance be repealed. Mr. Leighton seconded and the motion passed unanimously.
3. **Old Business – None**
5. **New Business – None**
6. **Adjournment**

As there was no further business to discuss, Mr. Cross made the motion to adjourn. Mr. DiBenedetto seconded and the motion passed unanimously. The meeting adjourned at 7:06 P.M.



Bryan Havir
Township Manager

As per Carol Hughes

SELECT COMMITTEE MINUTES

DATED MAY 26, 2015

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, 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

**REPEAL OF THE AGE-RESTRICTED
OVERLAY DISTRICT**

**BOARD OF COMMISSIONERS
CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. - _____

**AN ORDINANCE AMENDING ARTICLE XXXIII, CHAPTER 295
OF THE CODIFIED ORDINANCES OF CHELTENHAM
TOWNSHIP ALSO KNOWN AS SECTIONS 295-240 THROUGH
295-244 OF THE CODE OF THE TOWNSHIP OF CHELTENHAM,
TO REPEAL THE AGE-RESTRICTED OVERLAY DISTRICT IN
ITS ENTIRETY**

WHEREAS, the current version of the Age-Restricted Overlay District was enacted by Ordinance No. 2236-12 on February 15, 2012; and

WHEREAS, the Board of Commissioners of Cheltenham Township considers it to be in the best interests of the community to repeal the Ordinance in its entirety.

NOW, THEREFORE, the Board of Commissioners of Cheltenham Township, duly assembled, does hereby enact and ordain as follows:

SECTION I - Repeal of Article XXXIII, Chapter 295, of the Codified Ordinances of Cheltenham Township, also known as Sections 295-240 through 295-244 of the Code of the Township of Cheltenham

Article XXXIII of Chapter 295 entitled "Age-Restricted Overlay District" of the Codified Ordinances of Cheltenham Township, also known as Sections 295-240 through 295-244 of the Code of the Township of Cheltenham, is hereby repealed in its entirety and shall be marked as "Reserved" until further enactment.

SECTION II - Severability

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION III - Failure to Enforce not a Waiver.

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION IV - Disclaimer

Nothing in this Ordinance shall limit, in any manner whatsoever, the Township's right to enforce any ordinance or law of the Township of Cheltenham, County of Montgomery or Commonwealth of Pennsylvania. Nothing in this Ordinance shall be a defense of any citation issued by any municipal corporation or the Commonwealth pursuant to any other law or ordinance.

SECTION V - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

SECTION VI - Effective Date

This Ordinance shall take effect and be in force from and after its approval as permitted by law.

ENACTED into an Ordinance this _____ day of _____, 2015.

CHELtenham TOWNSHIP

By: _____
Harvey Portner, President,
Board of Commissioners

Attest: _____
Bryan T. Havir, Township Manager/Secretary

CHELTENHAM TOWNSHIP
LEGAL NOTICE

NOTICE is hereby given that the Board of Commissioners of Cheltenham Township, at its public meeting on June 17, 2015 at 7:30 p.m. (prevailing time) at Curtis Hall, Church Road and Greenwood Avenue, Wyncote, Pennsylvania, will hold a public hearing on and could vote to adopt an Ordinance amending the Codified Ordinances of the Township of Cheltenham, Chapter 295 (Zoning), Article XXXIII entitled "Age-Restricted Overlay District", also known as Sections 295-240 through 295-244 of the Code of the Township of Cheltenham, to repeal Article XXXIII in its entirety.

Copies of the full text of the proposed ordinance are available for examination during normal business hours at the offices of *Times Chronicle*, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401 and the Cheltenham Township Administration Building, 8230 Old York Road, Elkins Park, Cheltenham, Montgomery County, Pennsylvania 19027 where a copy of the proposed ordinance may be obtained for a charge not greater than the cost thereof.

CHELTENHAM TOWNSHIP



Bryan T. Havar
Township Manager

PUBLISH: TIMES CHRONICLE, 2X
Sunday, May 31st & June 7th, 2015
PO #22344

REVISED PROPOSED SIGN ORDINANCE

**CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. - _____

AN ORDINANCE OF THE TOWNSHIP OF CHELTENHAM AMENDING ARTICLE XXXV OF THE ZONING ORDINANCE ENTITLED "SIGNS" SPECIFICALLY §295-197.B.(1) ENTITLED "INDUSTRIAL DISTRICTS" (G MANUFACTURING AND INDUSTRIAL DISTRICTS) TO MODIFY CERTAIN OFF-PREMISES ADVERTISING SIGN REQUIREMENTS IN THE G-MANUFACTURING AND INDUSTRIAL DISTRICT AND §295-197.E. ENTITLED "SIGNS IN THE COMMERCIAL ENHANCEMENT DISTRICTS" TO MODIFY THE CERTIFICATE OF APPROPRIATENESS PROCESS FOR SIGNS IN THE COMMERCIAL ENHANCEMENT DISTRICTS

NOW THEREFORE, the Board of Commissioners of Cheltenham Township does hereby ENACT and ORDAIN the following:

SECTION I – Amendment to the Code

Chapter 295 of the Codified Ordinances of the Township entitled "Zoning", Article XXXV entitled "Signs", Section 295-197B.(1) sign types, area, height, illumination and the number of signs is amended as follows, additions marked in bold and deletions crossed out:

(1) Sign types, area, height, illumination and the number of signs shall conform to the following:

<u>Sign Type</u>	<u>Maximum Sign Area</u>	<u>Maximum Sign Height</u>	<u>Illumination</u>	<u>Number of signs</u>
Monument	20 square feet	6 feet	Internal/external	One per property
Off-Premises Advertising Signs or Billboards	200 square feet	25 feet	Special exception from ZHB. External illumination only. Animated, flashing,	One per property; no more than two sign faces per off-premises

revolving, scrolling, rotating, oscillating, and LED signs are prohibited. Any external illumination of an off-premises advertising sign or billboard shall be shielded as necessary to direct light onto the sign without spillover on any side of the sign.

Parallel Wall	10% of square footage of façade; 100 square feet maximum	Not to exceed eaves line or top of parapet wall	Internal/external	One per tenant space
---------------	--	---	-------------------	----------------------

(1)(a) Each ~~free-standing billboard~~ off-premises advertising sign shall be located not less than 500 feet from any other ~~billboard~~ off-premises advertising sign and not less than 200 feet from a residential zoning district, nor shall it overhang any public right-of-way. An off-premises advertising sign shall not be located on a lot less than 10,000 square feet.

[All other portions of the table in Section 295-197B.(1) not amended above are hereby restated and ratified.]

SECTION II – Amendment to the Code

Chapter 295 of the Codified Ordinances of the Township entitled “Zoning”, Article XXXV entitled “Signs”, Section 295-197.E. issuance of Certificates of Appropriateness for signs in Commercial Enhancement Districts is amended as follows, additions marked in bold and deletions crossed out:

Signs in the Commercial Enhancement Districts. Any signage within the Commercial Enhancement Districts, as defined in the Cheltenham Township Commercial District Enhancement Plan, as approved and amended by the Board of Commissioners, shall require a **Certificate of Appropriateness (COA)** in addition to the above requirements. The COA is to be

issued by the ~~Building and Zoning Committee~~ Director of Planning and Zoning based on recommendations by the Township's Economic Development Task Force (EDTF). Signs must meet the design guidelines of the Commercial Enhancement Districts. No sign permit will be issued without first receiving the COA.

SECTION III – Severability

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION IV – Failure to Enforce Not a Waiver

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION V - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

SECTION VI - Effective Date

This Ordinance shall take effect and be in force from and after its approval as permitted by law.

ORDAINED AND ENACTED into an Ordinance this 15th day of July, 2015.

CHELtenham TOWNSHIP

By: _____
Harvey Portner, President,
Board of Commissioners

Attest: _____
Bryan Havir, Township Manager/Secretary

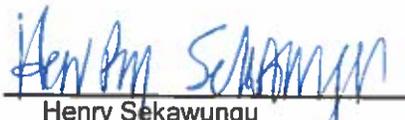
REPORT OF THE BUILDING INSPECTOR
FOR MAY, 2015

May 27, 2015

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR MAY, 2015

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	68	16,071	804,550
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	2	3,538	176,900
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	2	31,438	1,571,900
FENCE	5	262	262
MAY, 2015	77	51,309	2,553,612
MAY, 2014	55	31,892	1,573,676
YEAR-TO-DATE 2015	262	155,768	7,829,407
TOTAL 2014	889	242,178	13,037,971
<hr/>			
HEATING & AIR CONDITIONING			
MAY, 2015	11	3,593	179,650
MAY, 2014	6	2,317	115,850
YEAR-TO-DATE 2015	42	11,287	659,851
TOTAL 2014	115	32,826	1,637,850
<hr/>			
ELECTRICAL			
MAY, 2015	15	6,753	337,650
MAY, 2014	10	4,470	223,500
YEAR-TO-DATE 2015	57	17,624	981,450
TOTAL 2014	147	42,731	2,136,550
<hr/>			
PLUMBING			
MAY, 2015	12	2,962	148,100
MAY, 2014	8	5,334	266,700
YEAR-TO-DATE 2015	52	11,243	650,900
TOTAL 2014	161	36,262	1,778,793
<hr/>			
FOG PERMITS, MAY, 2015	12	3,000	3,000
GRADING PERMITS, MAY, 2015	1	200	200


Henry Sekawungu
Director - Planning and Zoning