

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. – Chairman
J. Andrew Sharkey – Vice Chairman
Irv Brockington – Member
Baron B. Holland – Member
Daniel B. Norris – Member
Brad M. Pransky – Member
Ann L. Rappoport – Member

**Wednesday, October 5, 2016
8:00 PM
Curtis Hall**

AGENDA

1. Receipt of the Planning Commission Meeting Minutes dated September 26, 2016 (see attached).
2. Discussion of the Timeline for the Proposed Draft Zoning Ordinance Review (see attached).
3. Review of Zoning Hearing Board Decisions (see attached).
4. Report of the Building Inspector for September, 2016 (see attached).
5. Old Business
6. New Business
7. Citizens' Forum
8. Adjournment



Bryan T. Havir
Township Manager

Planning Commission Minutes

Dated September 26, 2016

A regular meeting of the Planning Commission was held this evening at the Township Administration Building. The following Planning Commission members were present: Thomas Cross, Bill Winneberger, Mike Hayes, Tom DiBenedetto and Hannah Mazzaccaro. A quorum was present. Also present were Brian Olszak, County Planner, Henry Sekawungu, Director of Planning & Zoning and Robert Habgood, Assistant to the Planning & Zoning Director.

Mr. Cross called the meeting to order at 7:30 p.m.

1. **Acceptance of minutes of the Planning Commission meeting dated August 22, 2016.**

Mr. Winneberger motioned to accept the minutes. Mr. Cross seconded and the motion was passed unanimously.

2. **Review of the Zoning Hearing Board Agenda for October 17, 2016**

APPEAL NO. 16-3557: Mr. Habgood summarized that the applicant, Barbara Nobles & Anrae James, of 7317 Oak Road, Elkins Park, PA 19027 is requesting Zoning Relief to allow for a wood deck, previously constructed, with encroachments into the side and rear yards setbacks to remain as located in the R-8 Residential Zoning District.

Ms. Nobles explained that she did not know she needed a permit to construct this deck. Ms. Nobles also stated that she wanted to clean up the yard and that the wood deck is covering a tree stump in the rear yard.

A resident from 452 Valley Road, Elkins Park, PA was in attendance and provided pictures of how close the wood deck is to her property line and stated that it has adversely affected her privacy and quality of life.

Mr. Cross stated that the issue is that the wood deck was constructed without proper permits and too close the neighboring properties, which is a violation of setbacks.

Discussion ensued regarding alternatives to moving the deck or the possibility of adding screening to the rear property backing up to 452 Valley Road.

Mr. Winneberger motioned to recommend approval however there was no second so the motion failed. Mr. Cross countered with a motion to recommend denial. Mr. DiBenedetto seconded, and the motion to deny passed with a 3-2 vote (yea: Cross, DiBenedetto, Hayes; nay: Mazzaccaro, Winneburner.).

APPEAL NO. 16-3558: Mr. Habgood summarized that the applicant, Arcadia University, 450 S. Easton Road, Glenside, PA 19038 is requesting modification of the previous Zoning Relief granted under Appeal #3381 in order to construct an addition to Spruance Hall and proposed site improvements such as a plaza, seating, lighting, etc. located in the R-1 Residential Zoning District.

Hal Lichtman, representing Arcadia, stated that the applicant is seeking relief to permit a smaller than the 20,000 square foot increase for the new addition to Spruance Hall. The applicant is also seeking relief to permit realignment of the area by way of modification to the steep slopes disturbance to allow building construction for a plaza, seating, lighting, etc.

Discussion followed with respect to the proposed new addition and areas of steep slopes to be disturbed.

Mr. Winneberger motioned to recommend approval. Mr. Cross seconded and the motion was passed unanimously.

3. **Old Business** – Mr. Sekawungu reminded the Planning Commission members of the upcoming educational zoning courses offered by the County on the first three Thursdays in November, 2016.
4. **New Business** - Mr. Olszak reported that the Montgomery County Planning Commission is offering a workshop titled, Rethinking Institutional Properties. This workshop will be held on October 26, 2016 at the Ambler Borough Hall, 131 Rosemary Ave., Ambler, PA from 4:00 p.m. to 6:00 p.m.
5. **Adjournment** – Mr. Cross motioned to adjourn. Mr. Winneberger seconded and the meeting adjourned at 8:20 p.m.



Bryan Havir
Township Manager

Submitted by: Patty Gee

**Discussion of the Proposed
Draft Zoning Ordinance**

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Morton J. Simon, Jr., *President*
Daniel B. Norris, *Vice President*
Irv Brockington
Baron B. Holland
Brad M. Pransky
Ann L. Rappoport
J. Andrew Sharkey

Township Manager

Bryan T. Havir



Administration Building

8230 Old York Road
Elkins Park, PA 19027-1589

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MEMORANDUM

TO: Building and Zoning Committee Members

ATTN: Bryan T. Havir, Township Manager

FROM: Henry Sekawungu, Director, Planning & Zoning *HAS*

RE: Continued Discussion of the Proposed Draft Zoning Ordinance

DATE: September 27, 2016

This is a reminder that as part of the continued discussion by the Board of Commissioners on the comments received on the Draft Zoning Ordinance and map changes, the following date was recommended for a workshop at the Township Administration Building from 6:00 p.m. to 9:00 p.m.:

- Thursday, October 20, 2016

The above date is based on consultation and availability of the Montgomery County Planner.

Thank you.

**Review of the
Zoning Hearing Board Decisions**

IN AND BEFORE THE ZONING HEARING BOARD OF CHELTENHAM
TOWNSHIP, PENNSYLVANIA

IN RE: Appeal of Salus University

APPEAL NO. 16-3547

ORDER

AND NOW, this *13th* day of *September,* 2016, upon consideration of the application of Salus University, Applicant, for the property located at 8340, 8360 and 8380 Old York Road, Elkins Park, PA. Applicant seeks a special exception from Section 295-103 to allow for the existing accessory building (s) to be separated from the principal building and a variance from Section 295-106, green area, for an increase in the existing non-conformity for the property to allow 30.2% where 40% is required and 31.8% is currently provided. Applicant also seeks a special exception from Section 295-227.C, nonconforming uses, to expand the non-conforming parking within the front yard, or in the alternative a variance from Section 295-22.1B.(5)(a) to expand the existing non-conforming parking within the front yard. Additionally, Applicant seeks a variance from Section 295-221.B.(5)(c), location of surface parking, to not provide pedestrian street features for the existing parking spaces extending more than 70 feet along Old York Road.

The Board approved Applicant's requests with the following conditions:

1. Additional parking shall only be surface parking, any parking structure within this expansion of the non-conforming parking within the front yard shall require additional relief before the Cheltenham Zoning Hearing Board.
2. Plantings that are required with the aforesaid relief, shall be coniferous and/or maintain their coloration throughout the year.
3. The pond area shall be available for use by the general public.

All material representations made by the applicant on the record at the hearing shall be treated as conditions of the grant and be binding on the Applicant. Material representations include, but are not limited to, lighting, size of buildings, construction material and grading. During any subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

The property involved is 8340, 8360 and 8380 Old York Road, Elkins Park, PA and is located in the C-1 Commercial Zoning District.

CHELTENHAM TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIRPERSON



PETER R. LABIAK, VICE CHAIR



ERIC LEIGHTON, MEMBER

**Report of the Building Inspector
for September, 2016**

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTION FOR SEPTEMBER, 2016

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	38	21,838	1,091,900
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	5	7,620	381,000
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	10	496	496
SEPTEMBER, 2016	53	29,954	1,473,396
SEPTEMBER, 2015	58	32,169	1,585,567
YEAR-TO-DATE 2016	491	367,521	13,684,156
TOTAL 2015	1,031	316,570	15,642,058
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HEATING & AIR CONDITIONING			
SEPTEMBER, 2016	9	2,400	120,000
SEPTEMBER, 2015	8	4,138	206,900
YEAR-TO-DATE 2016	79	33,500	1,675,000
TOTAL 2015	110	34,454	1,818,201
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ELECTRICAL			
SEPTEMBER, 2016	11	2,540	127,000
SEPTEMBER, 2015	8	3,861	193,050
YEAR-TO-DATE 2016	141	43,321	2,204,907
TOTAL 2015	138	45,472	2,358,422
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PLUMBING			
SEPTEMBER, 2016	11	11,660	583,000
SEPTEMBER, 2015	8	2,185	109,250
YEAR-TO-DATE 2016	122	30,860	1,543,000
TOTAL 2015	117	22,737	1,225,600
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FOG PERMITS			
SEPTEMBER, 2016	12	4,500	4,500
SEPTEMBER, 2015	1	250	250
YEAR-TO-DATE 2016	71	21,250	21,250
TOTAL 2015	84	23,725	23,725

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

**COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR SEPTEMBER, 2016**

GRADING PERMITS

SEPTEMBER, 2016	2	400	400
SEPTEMBER, 2015	1	400	400
YEAR-TO-DATE 2016	17	4,000	4,000
TOTAL 2015	10	3,200	3,200



Henry Sekawungu
Director - Planning and Zoning