October 7, 2015
Curtis Hall

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight, Chairman Morton J. Simon, Jr. presiding. Members present were Commissioners Holland, Norris, Rappoport, and Sharkey.

Staff present were Alyson Elliott, Assistant Township Manager; Henry Sekawungu, Director of Planning/Zoning; and Bryan T. Havir, Township Manager. Also present was Joseph M. Bagley, Esq., Solicitor. A Public Attendance List is attached.

Mr. Simon called the meeting to order at 8:30 p.m.

1. The Committee reviewed the Zoning Hearing Board Agenda items for October 19, 2015 as follows:

APPEAL NO. 15-3529: Appeal of Yulanda McAllister, owner of the premises known as 1719 Ashbourne Road, Elkins Park, PA from the Decision of the Zoning Officer for a variance from Section 295-221.B.(5)(a), from the location of surface parking, to allow for an approximately 40' x 58' parking area in the front yard to remain between the front of the dwelling and the street in the R-4 Residential Zoning District.

Mr. Sekawungu reported that at the September 2015 Building and Zoning Committee meeting, the applicant requested an extension from the Zoning Hearing Board, and no further communication from her has been received.

Upon motion of Ms. Rappoport, the Committee unanimously directed the Township's Planning/Zoning Officer to advise the Zoning Hearing Board that it recommends denial of said appeal.

APPEAL NO. 15-3532: Appeal of Christopher Colquitt, owner of the premises known as 408 Old Farm Road, Wyncote, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction an approximately 4' x 8' addition on the right side and a 7' x 8' addition to the left side of an existing rear porch to encroach within the minimum rear yard setback and increase the existing rear yard nonconformity in the R-4 Residential Zoning District:

a.) A variance from Section 295-46.C., yard regulations, to allow for a rear yard setback of 21' in place of the required 25'.

b.) A variance from Section 295-227.K., nonconforming uses, to allow for the increase in the existing rear yard nonconformity.

Mr. Bagley reported that since the last Committee meeting, Township Engineer Amy Montgomery has issued a letter to the applicant's engineer advising of seven (7) different issues. There has been no response. The plan will require amending, and the applicant has hired an attorney who will be requesting a continuance at the Zoning Hearing Board meeting.

Upon motion of Mr. Sharkey, the Committee unanimously directed the Township's Planning/Zoning Officer to advise the Zoning Hearing Board that it recommends the grant of a continuance, and if a continuance is not granted the Committee recommends denial of said appeal.

APPEAL NO. 15-3535: Appeal of Lindy-Wyncote, LLC, owner of the premises 8480 Limekiln Pike (Towers at Wyncote), Wyncote, PA 19095 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the erection of multiple freestanding and monument signs and a V-shaped temporary sign in the C-1 Commercial Zoning District:

a) A variance from Section 295-197.C.(1)(a), signs requiring permits:
   1) So as to permit three (3) monument and two (2) freestanding signs in place of the one (1) freestanding or monument sign that is permitted.
   2) A determination that the non-conformities as to the sign area and height of the existing, multi-tenant sign located north of the Route 309 entrance may continue, and in the alternative a variance so as to permit the proposed multi-tenant sign to be 176 sq.ft in area as opposed to the permitted 50 sq.ft, and 22 ft in height as opposed to the permitted 15 ft.
   3) A determination that two (2) new entrance monument signs of 4'1"L x 8'W x 7'H located at Greenwood Ave & Limekiln Pike and one (1) new entrance monument sign of 4'1"L x 8'W x 8'H facing Easton Road may replace the existing non-conforming monument signs, and in the alternative a variance to exceed the permitted 20sq.ft size and the 6' height.
   4) A determination that a one (1) new freestanding of 5'W x 10'H facing Route 309 slightly south of the Ogontz Ave entrance may replace the existing, non-conforming freestanding sign, and in the alternative, a variance to exceed the permitted one sign.

b) A variance from Section 295-195.A.(4), prohibited signs and illumination, so as to permit the proposed multi-tenant sign of 176 sq.ft to contain a color digital display area of approximately 28 sq. ft.

c) A variance from Section 295-196.A.(12)(h), signs exempt from permits, so as to permit a 50sq.ft V- shape temporary sign to continue for an additional twelve (12) months in place of the permitted 20sq.ft sign that is permitted for 30 calendar days.

d) A determination that all other non-conforming signs at the property may continue.

Present to represent applicant was Frank Lindy, owner and Peter Friedman, Esq. Mr. Sekawungu reported that the previous application was amended to remove a digital sign.

Mr. Friedman reviewed acreage of the property; improvements made to the property; the owner's desire to rebrand the property and the signage; the sizes and illumination of signage along Route 309; planned signage for Easton Road and Limekiln Pike that will need PennDOT's approval; changes to the 4'x8' monument signs; the request for a temporary variance for signage; changes to the signage of the recreation facility on Route 309.

Mr. Norris asked about vacancy levels and student rentals. Mr. Lindy responded that 92.6% of the complex is rented, rent growth has dropped, and approximately 70-100 apartments are rented to students.

Mr. Sharkey asked about the status of the former restaurant. Mr. Lindy stated that a restaurant for use only by the residents is being considered. To have a restaurant that would be open to the public negates the gated community aspect.

Ms. Rappoport commented that the proposed signage located on the recreation facility looks like window frames. Mr. Lindy stated that they are conceptual like a window frame to see inside. Ms. Rappoport was concerned about the lack of pedestrian friendliness at the intersection of Route 309 and Greenwood Avenue and at the Cheltenham High School. Mr. Lindy responded that these issues need to be addressed with PennDOT.

Committee members discussed internal illumination of signs and the banners that were along the Easton Road fence being replaced with temporary signage. Mr. Holland liked the concept of a bare wall enhanced with landscaping at the recreation facility facing Route 309 but wanted it landscaped. He reported complaints from visitors about the parking lot lights who were towed because they went to the wrong parking lot. He suggested better and larger directional signage. Mr. Lindy acknowledged the problem.

Upon motion of Mr. Holland, the Committee unanimously directed the Township's Planning/Zoning Officer to direct the Zoning Hearing Board that it recommends approval of said appeal and all the requests for relief and the request for a V-shaped temporary sign.

2. Upon motion of Mr. Sharkey, the Planning Commission Meeting Minutes dated September 28, 2015 were unanimously received.

3. Review of Zoning Hearing Board Decisions: None.

4. Upon motion of Mr. Holland, the Report of the Building Inspector for the month of September, 2015 was received.

5. Eric Jarrell, Assistant Section Chief and Brian Olszak, Community Planner from the Montgomery County Planning Commission gave a PowerPoint presentation on "MONTCO 2040", Montgomery County Planning Commission's new Comprehensive Plan (see attached). Discussed were the goals, themes, uses, services offered by the Planning Commission, future partnership opportunities and community concerns (see attached). They reviewed the county's future plans (Comprehensive Plan; Municipal Waste Plan; Cultural Arts Plan; Stormwater Management Plan; Hazard Mitigation Plan) and their implementation; increased education of the public on the planning process; tracking methods for trends; community planning services; community awards; better site planning; planning assistance; past accomplishments (focusing on Cheltenham); future contract work (with Cheltenham); open space preservation; community revitalization; a Comprehensive Plan focusing on: connected communities; modern infrastructure, transportation vision; expansion and connection of trails, greenways, natural areas and parks; collaboration and partnerships among stakeholders; Sustainable Places that focus on: improvement of stormwater management and reduction of the impact of flooding; strong downtowns, community destinations, mixed use areas, and gathering places; enhance community

character and protect neighborhoods; transportation to businesses; development and transformation of existing infrastructure; future land use.

Public Comment

David Cohen, 321 Gerard Avenue, supported the MONTCO Planning Commission's Comprehensive Plan, and many of its aspects have been incorporated into the Township's Draft Zoning Code.

In response to a question from Mr. Simon, Mr. Jarrell explained the Planning Commission's internal structure and number of employees (41 consisting of Community Planners, Designers, Environmentalists, Graphic Artists, Parks experts, Transportation experts and a Section Chief. In response to a question from Mr. Norris, Mr. Havir stated that the Township's contribution to the Planning Commission is $11,000/year. Mr. Jarrell stated that the County subsidizes a portion of this amount. Ms. Rappoport asked if the Planning Commission has any expertise in recruiting businesses and if there are any specific or targeted methods for preserving historic places. Mr. Jarrell responded that there is a Commerce Department and Redevelopment Authority that work together, and for historic preservation, most municipalities have an Historical Commission and an ordinance regulating scattered sites and their uses.

Public Comment

Steven Kline, an Abington Township Commissioner, stated that the plan is the sum of all of its parts. All municipalities are dealing with the same issues and the County Planning Commission is a good place to vet the issues. Ms. Rappoport felt that Cheltenham wants to work with Abington Township on stormwater issues. Mr. Kline felt that all the communities along the Route 611 corridor should get together on this issue.

6. Announcement: Mr. Simon announced the dates for the Draft Zoning Code Workshops as follows: Thursday, October 29; Monday, November 16; Thursday, December 17. All meetings will be held in the Board Room of the Township Administration Building, 6 p.m. until 9 p.m., and the public is invited to participate for a 3-4 minute limit to address the Board with their remarks.

Mr. Havir reminded the Commissioners that the Workshops are working sessions for them to work with the Planning Commission and the Zoning Code Select Committee to obtain a better understanding on the thought process behind the drafting of the code.

The Committee unanimously agreed that the Draft Zoning Code dated June, 2015 be placed on the Township's website.

Public Comment

Kurt Ahrens, 172 Fernbrook Avenue, stated that on October 29, the School District has a meeting on its Comprehensive Plan, and this date could be a conflict. Mr. Simon responded that the dates involved the calendars of a lot of people, they are a long time getting agreeable dates, that the date is not getting changed. Mr. Ahrens noted that on November 16, the Environmental

Advisory Council meets at the Township Building. Mr. Havir told him that the meeting location for the EAC meeting would be changed.

7. Old Business: Ms. Rappoport expressed concern about historic properties in the Township, and asked if an historic district could be added around some of the historic estates. Mr. Bagley advised that an amendment to the Zoning Code would be needed; whether or not to create a new Board of Historical and Architectural Review ("BHAR") or expand an existing historic district to cover the scattered sites. Mr. Havir stated that to add to the BHARs, a survey would have to be done, boundaries would change, and evaluated by the Pennsylvania Historical and Museum Commission to justify it. Ms. Rappoport thought of combining the Elkins, Tyler, and Widener estates into one historic district.

Public Comment

David Cohen believed that the scattered sites ordinance was an easier route than creating a new historic district. When the current proposed ordinance was reviewed by the Township's Planning Commission, said Commission found it to be onerous to property owners who want to make renovations, and the ordinance was subsequently amended. The problem is outright demolishment or demolishment by neglect.

Mr. Sharkey felt that the Commissioners should give the amended ordinance further consideration.

9. New Business: Andrea Platt, 410 Accomac Road, opposed the group home proposed for 333 Bent Road, Wyncote. She claimed that the Pennsylvania Department of Human Services did not renew their license; there is a constant stream of violations; she opposed the Township allowing for-profit businesses to move into residential neighborhoods; she presented documents that show the home would be a burden on the Township and the licensing of the applicant. She asked that these documents be kept on record. She requested a copy of the state license for Salisbury Behavioral and its validity with the Commonwealth.

Ms. Rappoport felt that the Township should discuss further investigation of zoning applications.

There being no further business, upon motion of Mr. Holland, the meeting was adjourned at 10:05 p.m.

Bryan T. Havir
Township Manager

as per Anna Marie Felix

Montgomery County Planning Commission

Maintaining and improving the County's quality of life

Cheltenham Township
October 7, 2015

Eric Jarrell, Assistant Section Chief – Community Planning
Brian Olszak, Community Planner

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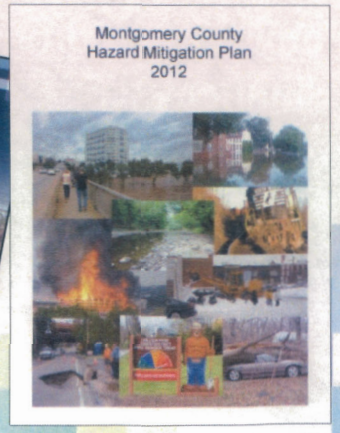
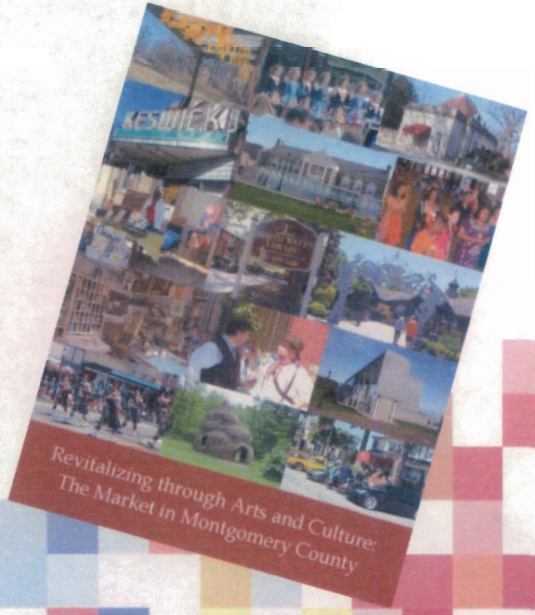
Create County Plans for a Better Future

- County Comprehensive Plan - Montco 2040
- Municipal Waste Plan
- Cultural Arts Plan - *Creative Montco*
- Stormwater Management Plans
- Hazard Mitigation Plan





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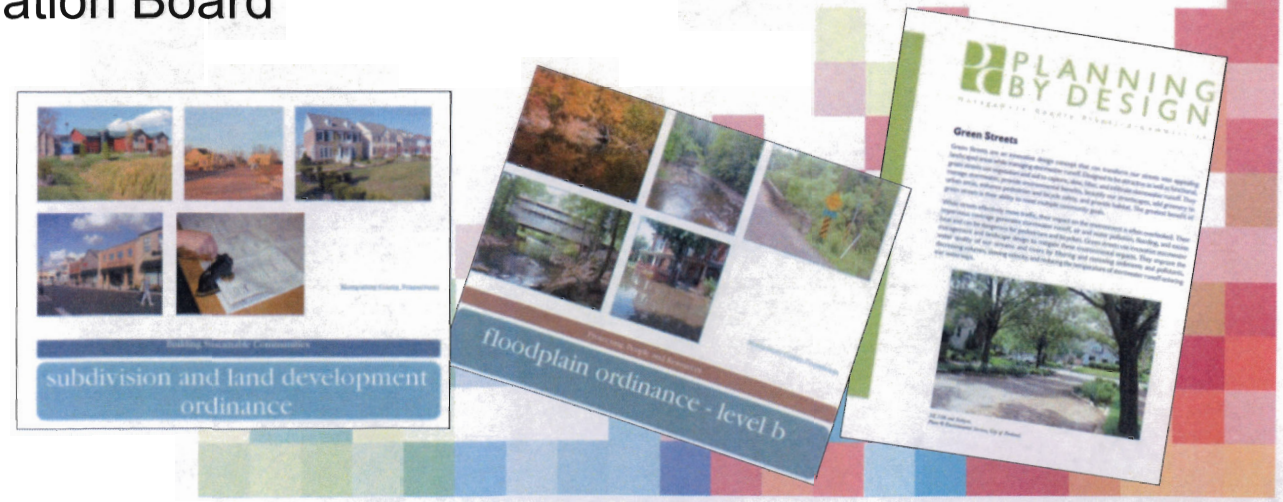
Translate Plans in Action

- Advancing transportation projects
- Environmental protection
- Model ordinances
- Design publications
- Trail development
- Staffing the Transportation Authority, Open Space Board and Agricultural Preservation Board



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Expand Planning Education

- Montco Planning Smarter 2015 – program of events
- Engage public through the website and social media
- Provide informative publications
- Montgomery Awards

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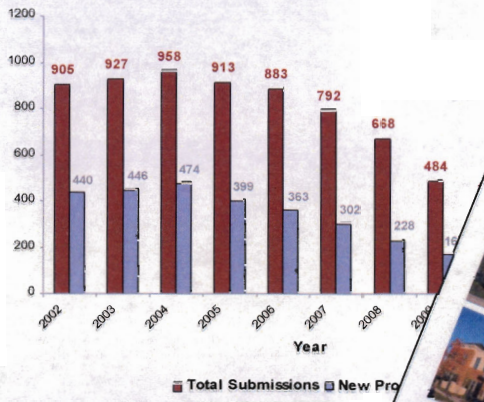
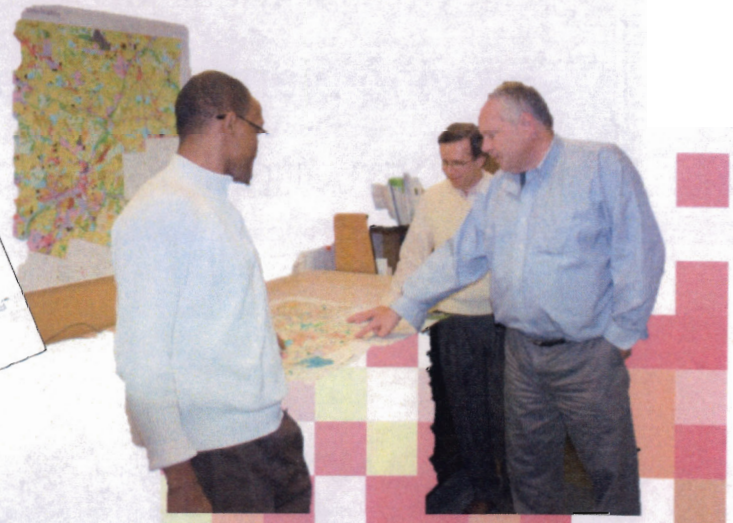
Tracking County Trends

- Web-based data portal
- Various inventories and demographic reports published
- Economic and demographic forecasts
- Geographic Information Systems (GIS)





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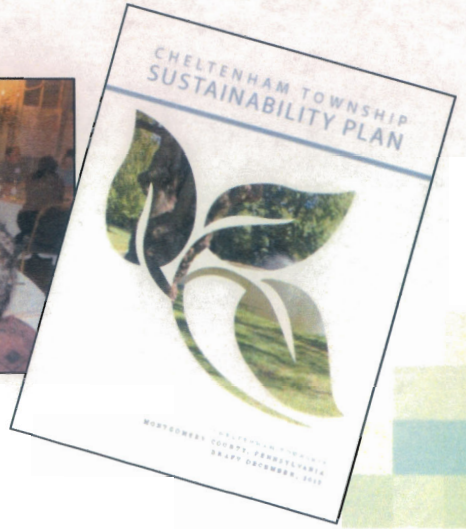
Provide Community Planning Services

- Contracts with 31 municipalities and 4 regions
- Prepare comprehensive plans, zoning ordinances, special studies and design work
  - Walkability audits, Sustainability planning, Design guidelines, Form-based codes
- Provide planning guidance at municipal meetings
- Perform enrollment projections for school districts



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Montgomery Awards

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Achieving Better Site Planning

- Review development submittals
  - subdivision or land developments
  - ordinance amendments
  - special reviews

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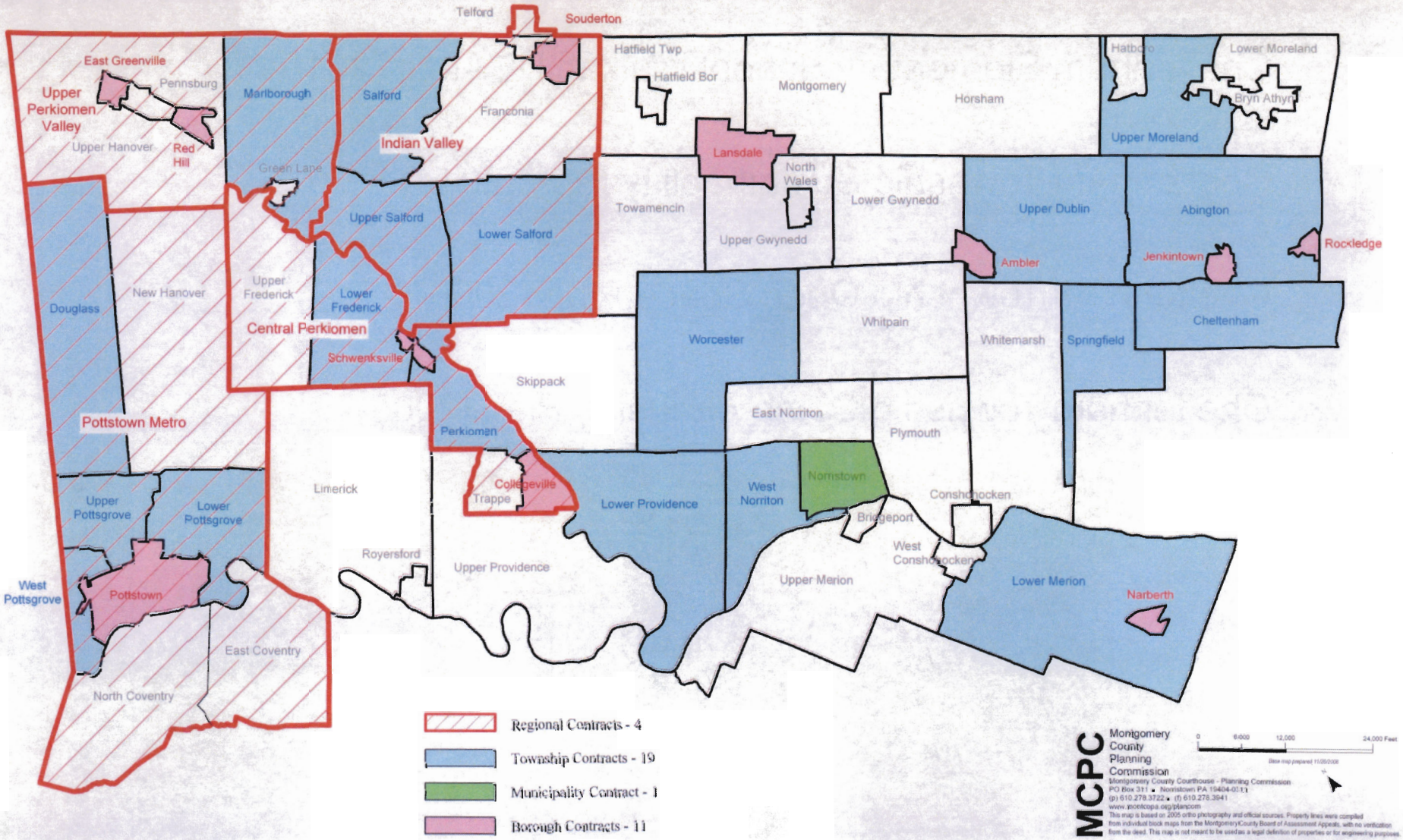
Community Planning Assistance



Past Accomplishments - Cheltenham

- Cheltenham Elementary School Walkability Audit (2015)
- Cheltenham Township Sustainability Plan (2012)
- Cheltenham Township Open Space Plan (2006)
- Cheltenham Township Comprehensive Plan (2005)

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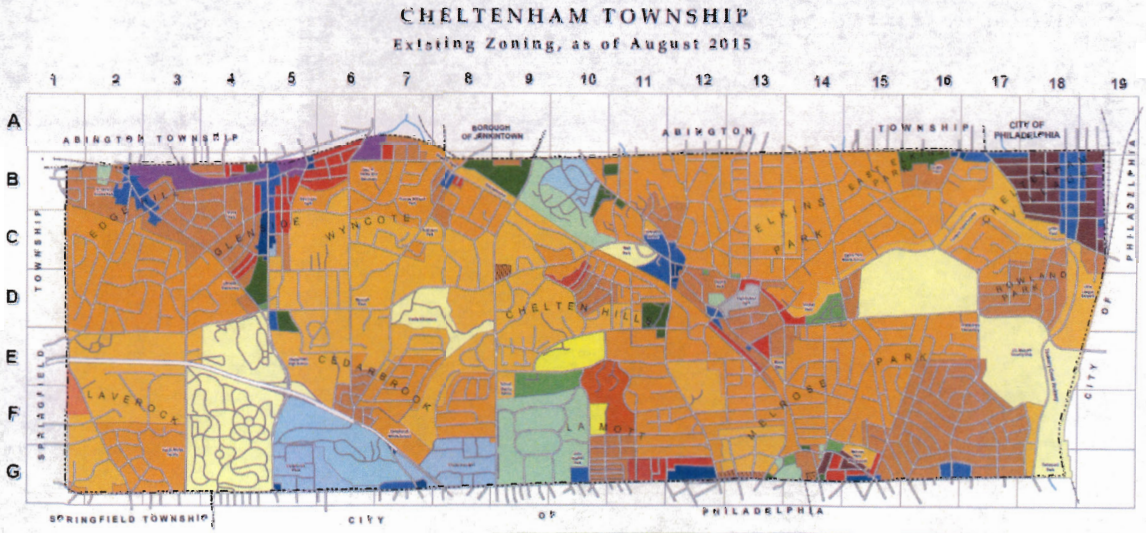
Ongoing/Future Contract Work - Cheltenham

- Comprehensive Zoning Rewrite
- Comprehensive SALDO Rewrite
- Sustainability Plan Implementation
- Enhanced Land Development Reviews
- Flexible Assistance



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Open Space Preservation

- High School Park (9.74 acres)
  - 1995; MC Open Space Program
  - $990,000
- Robinson Park (4.36 acres)
  - 1995; MC Open Space Program
  - $297,000

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Community Revitalization

- Community Revitalization Program contributed over $2,000,000 between 2002 and 2011 to streetscape and façade improvements
  - Pedestrian streetlights
  - Glenside Streetscape improvements
  - Commercial façade improvements
  - Street Trees

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MONTCO

2040

MONTCO 2040: A SHARED VISION

The Comprehensive Plan for Montgomery County

Montgomery County, Pennsylvania 2015

THE NEW COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

This plan provides an overall growth management framework for local municipal plans, a list of actions for county government, and guidance on issues that transcend local boundaries, such as:

- Highways
- Public Transportation
- Flooding
- Trails
- Growth Trends
- Economic Growth
- Impact of Large Developments
- Natural Systems
- Housing Needs
- Shopping Needs
- Redevelopment Trends

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THE NEW COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

The Plan has two major components:

- *Montgomery County Today* – this element includes an overview of existing conditions, trends, forecasts, and issues.

- *Montco 2040: A Shared Vision* – this element includes a vision for the county, goals, themes, recommendations, and an implementation strategy.

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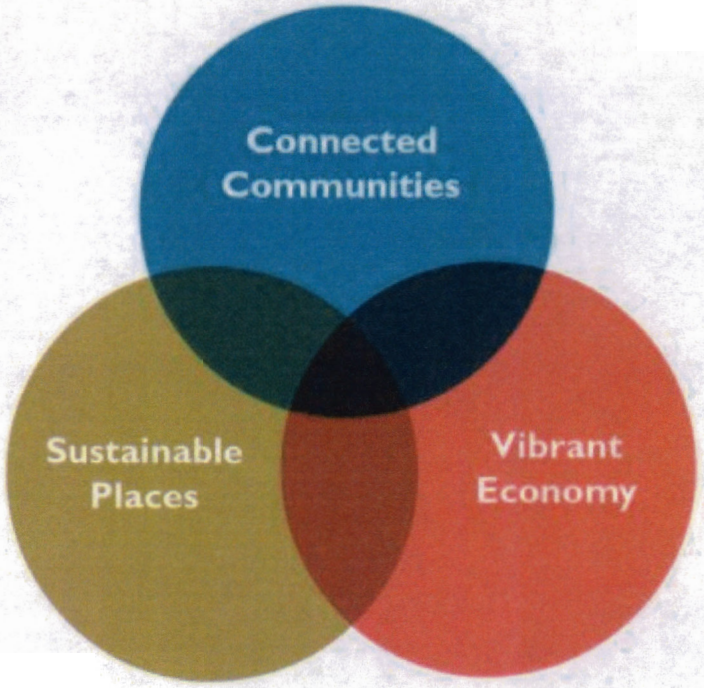
MONTCO 2040 A SHARED VISION

THE NEW COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY



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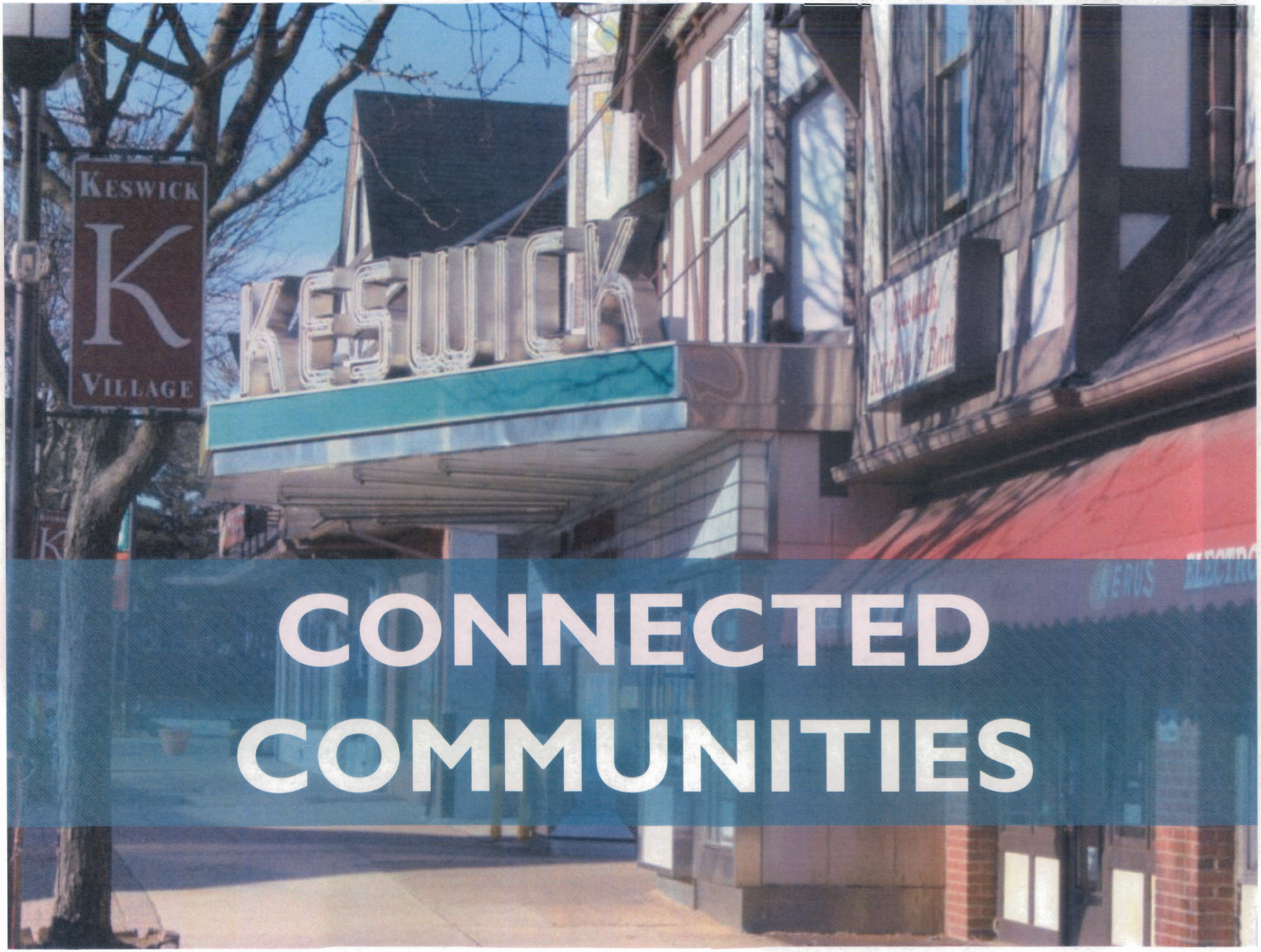
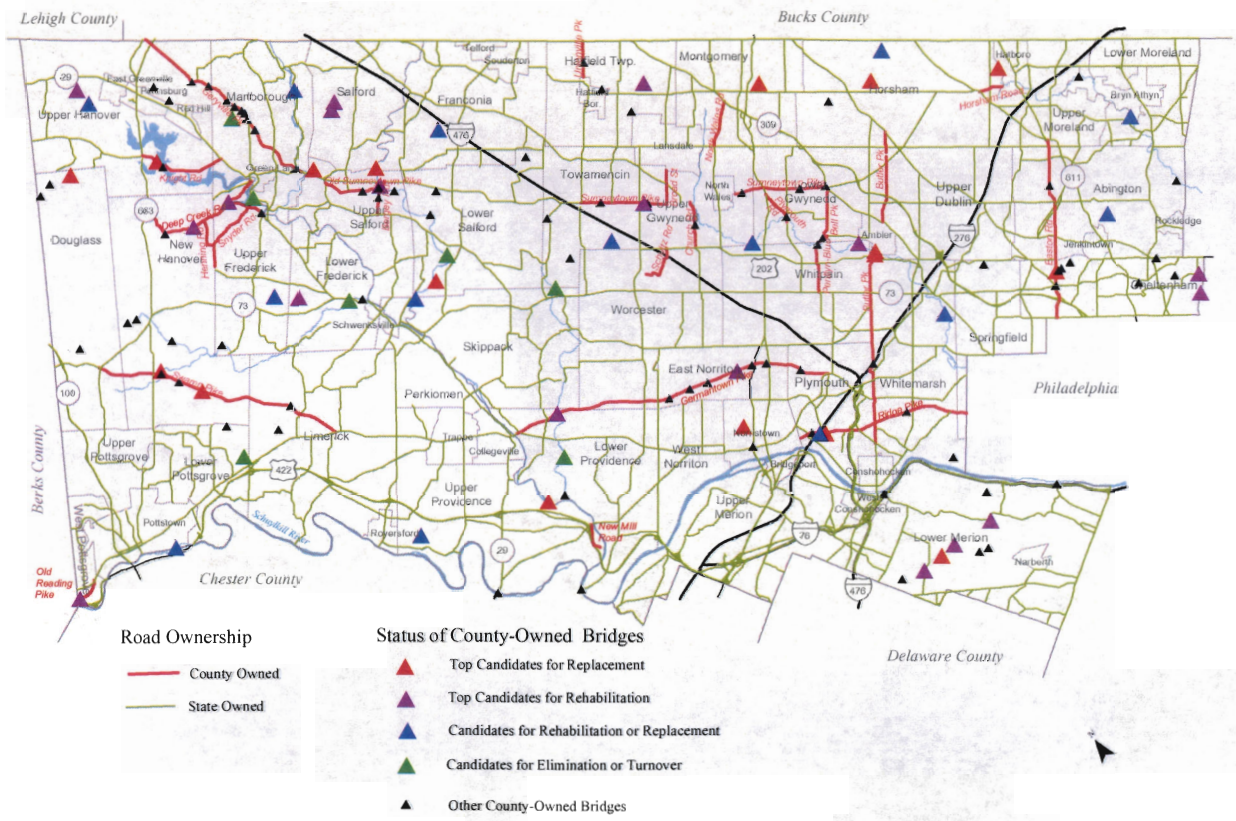


CONNECTED COMMUNITIES

Support a modern infrastructure network

- ***Improve county-owned roads and bridges***



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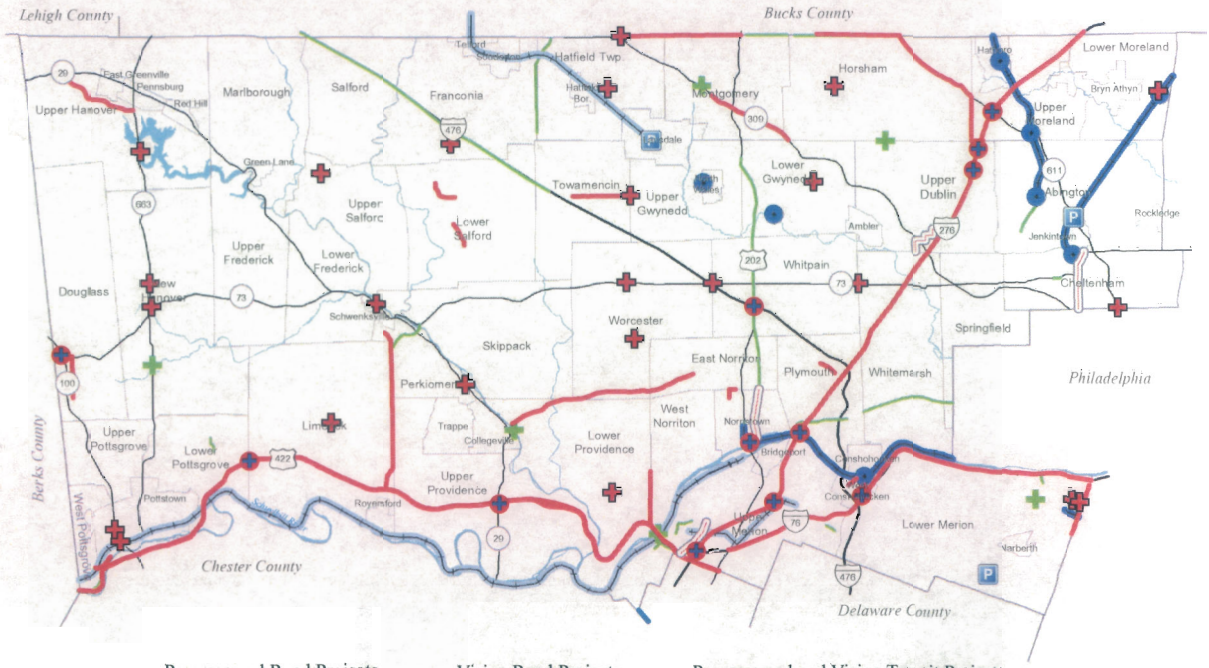
Connected Communities

Transportation Vision

- ***Proposed Transportation Projects***



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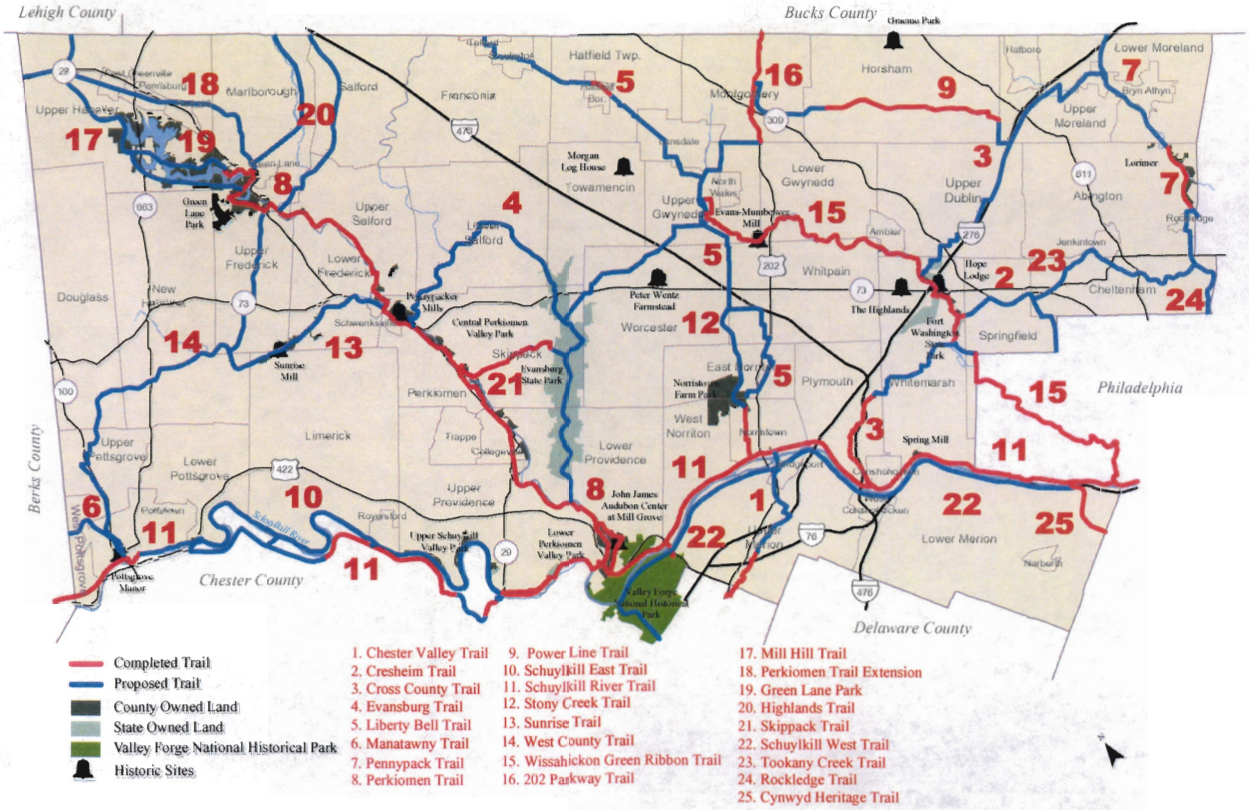
Connected Communities

Expand and connect county trails, local trails, greenways, natural areas, and parks



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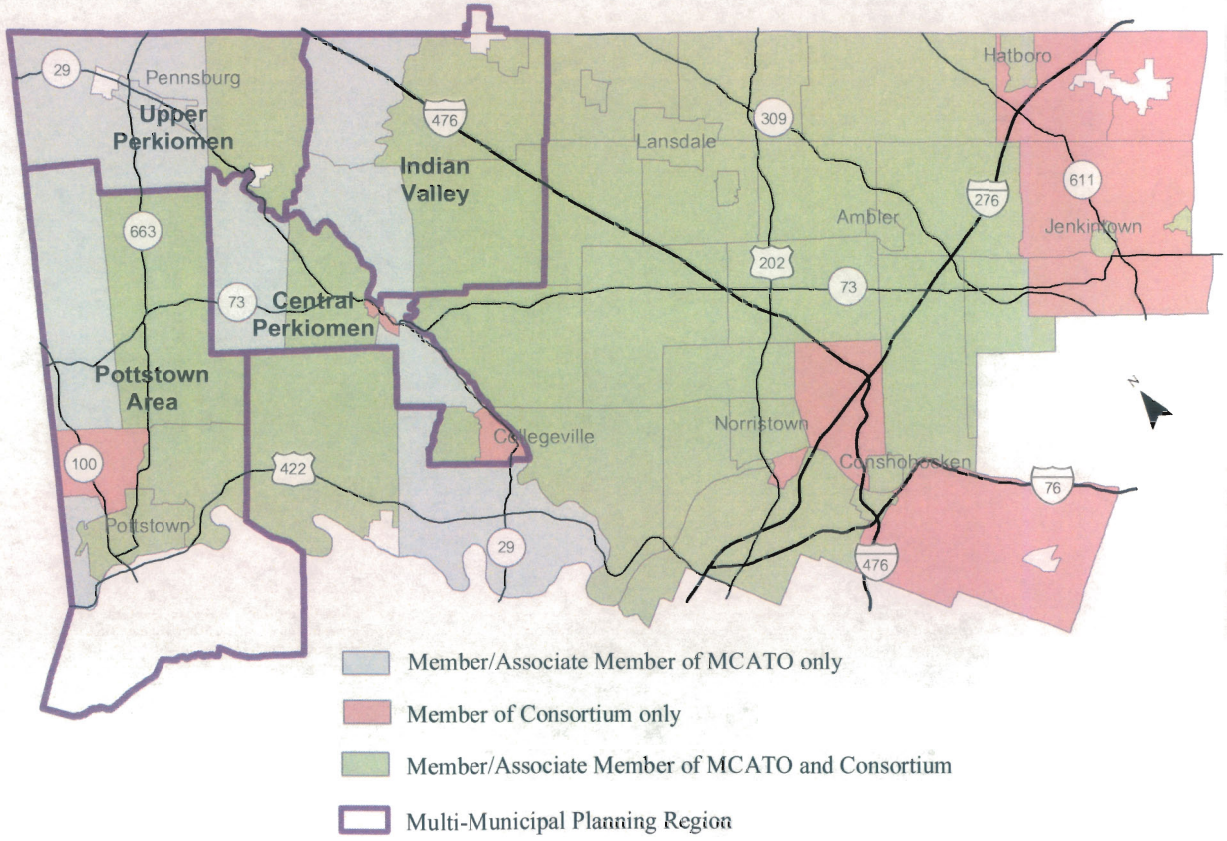
Connected Communities

Encourage collaboration and partnerships among governments, businesses, institutions, and other stakeholders



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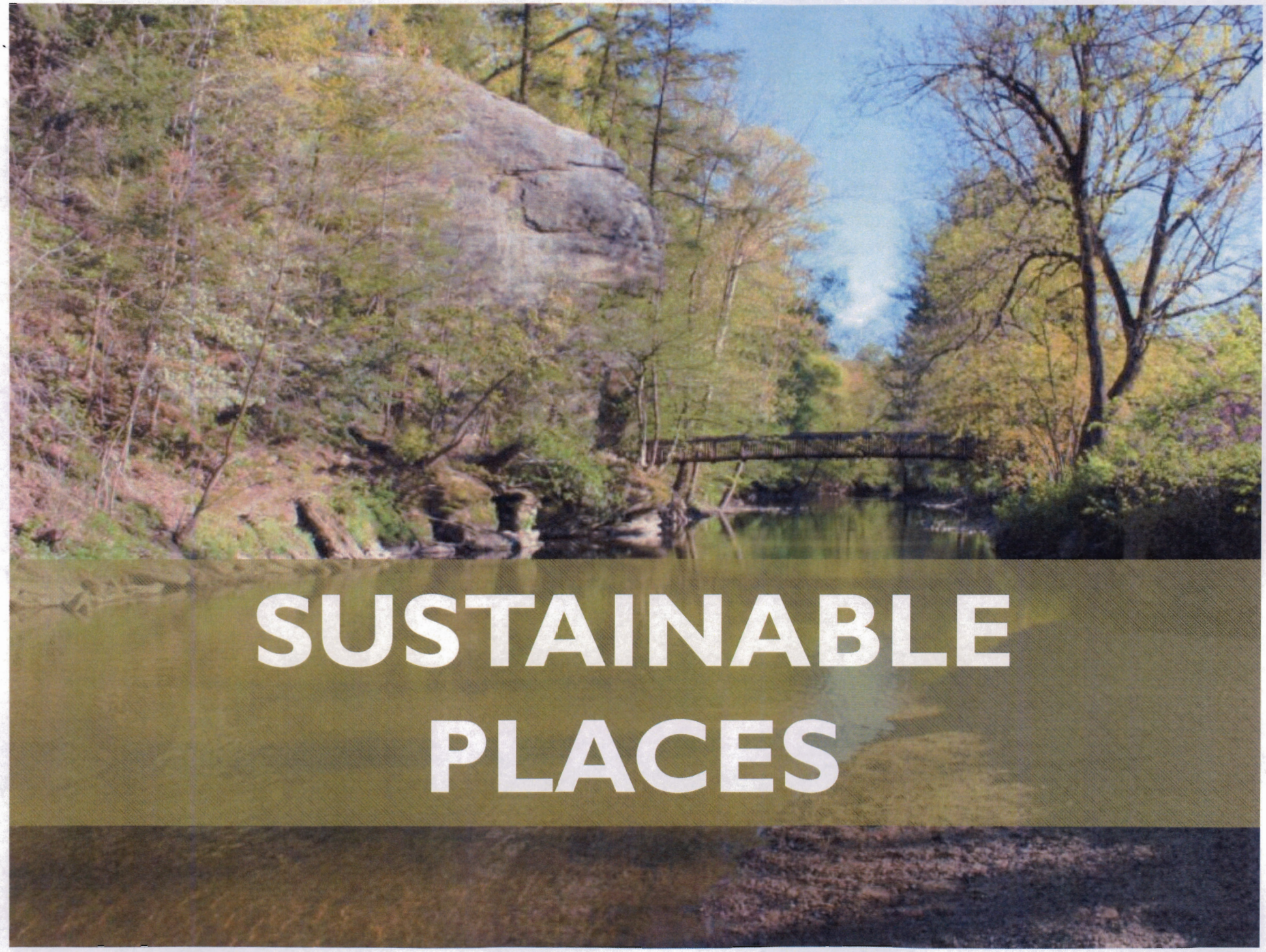
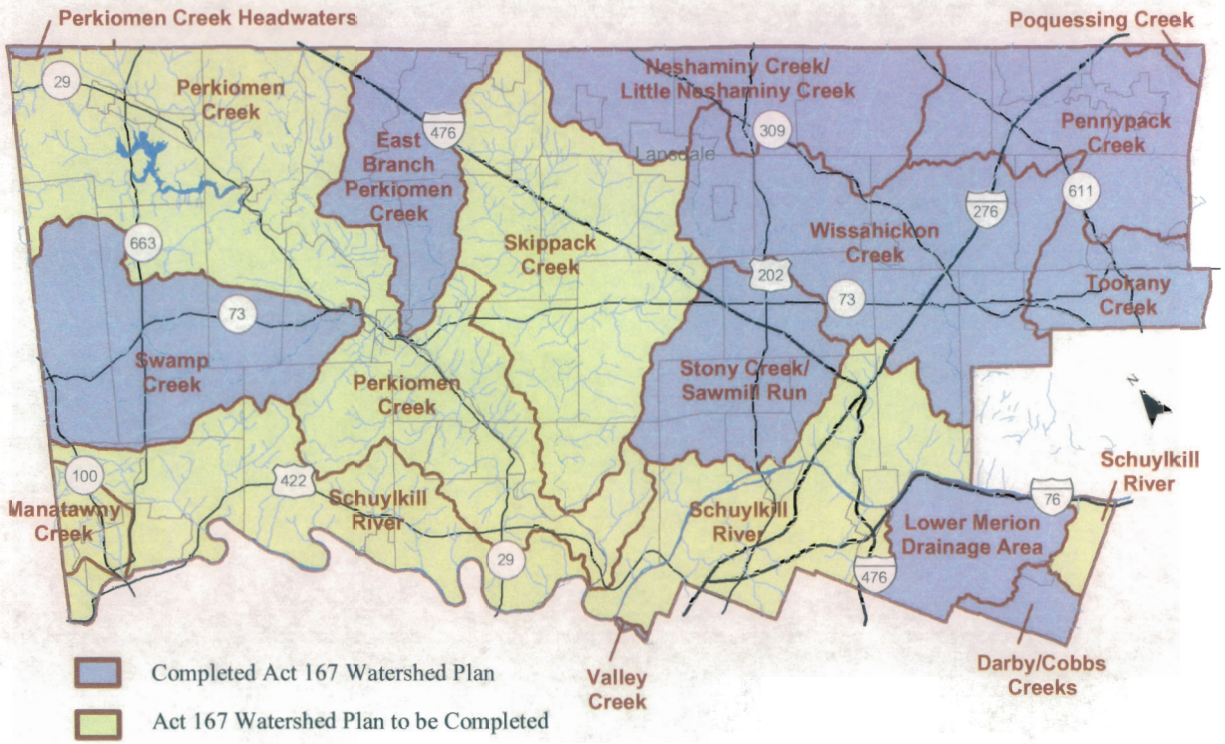


SUSTAINABLE PLACES

Improve stormwater management and reduce the impact of flooding

- ***Complete watershed stormwater management plans***



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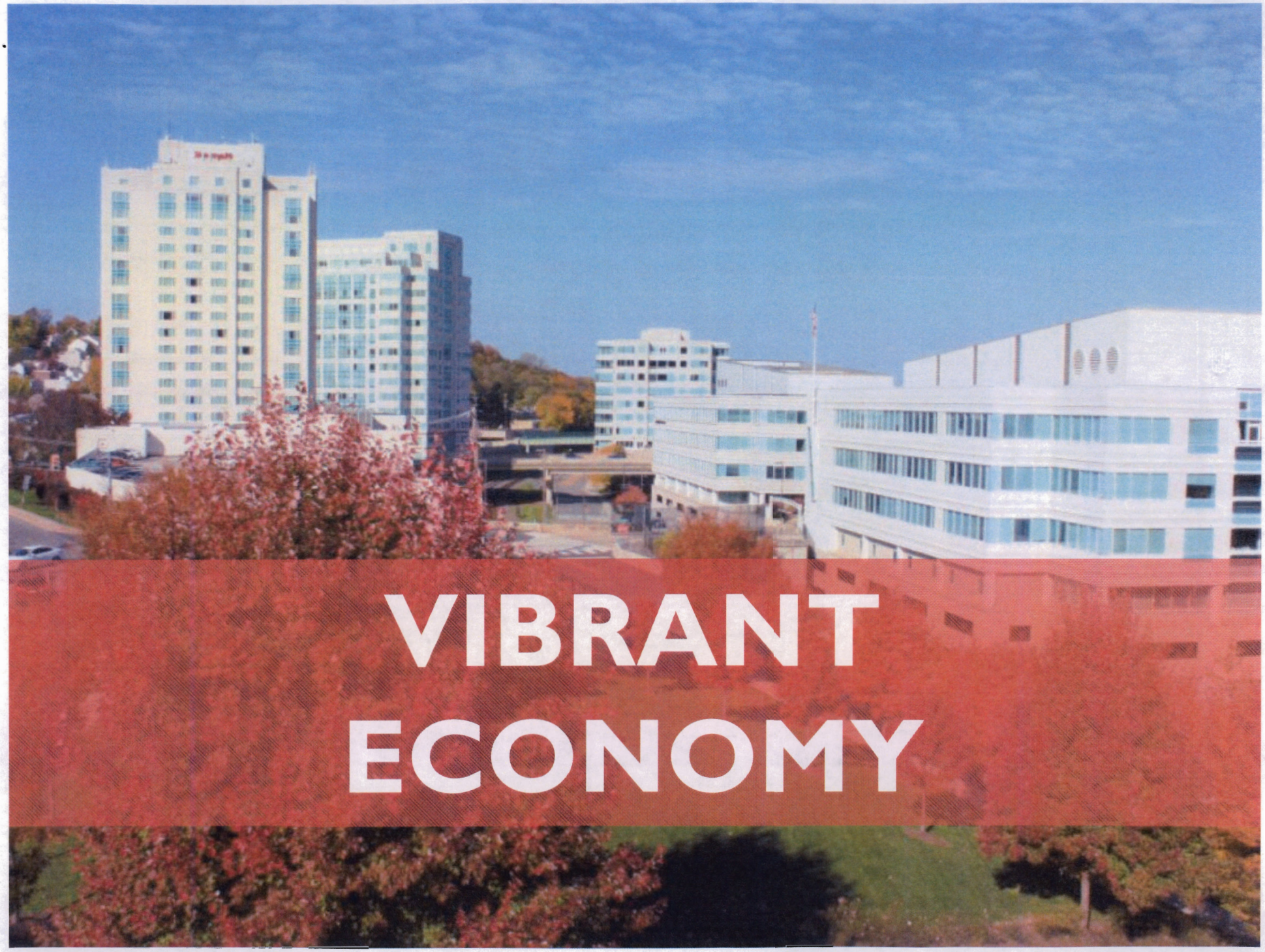
Support strong downtowns and community destinations, including mixed use areas, arts and culture focal points, libraries, and other gathering places

- *Revitalize downtowns*
- *Raise the profile of arts and culture activities in the county*
- *Strengthen the county library and collaborate with other libraries*

Enhance community character and protect neighborhoods

- *Support investment in existing neighborhoods*
- *Advocate for appropriate land uses and infill development*
- *Organize and support emergency services*
- *Preserve important historic properties*
- *Reinvigorate the tree canopy in communities*

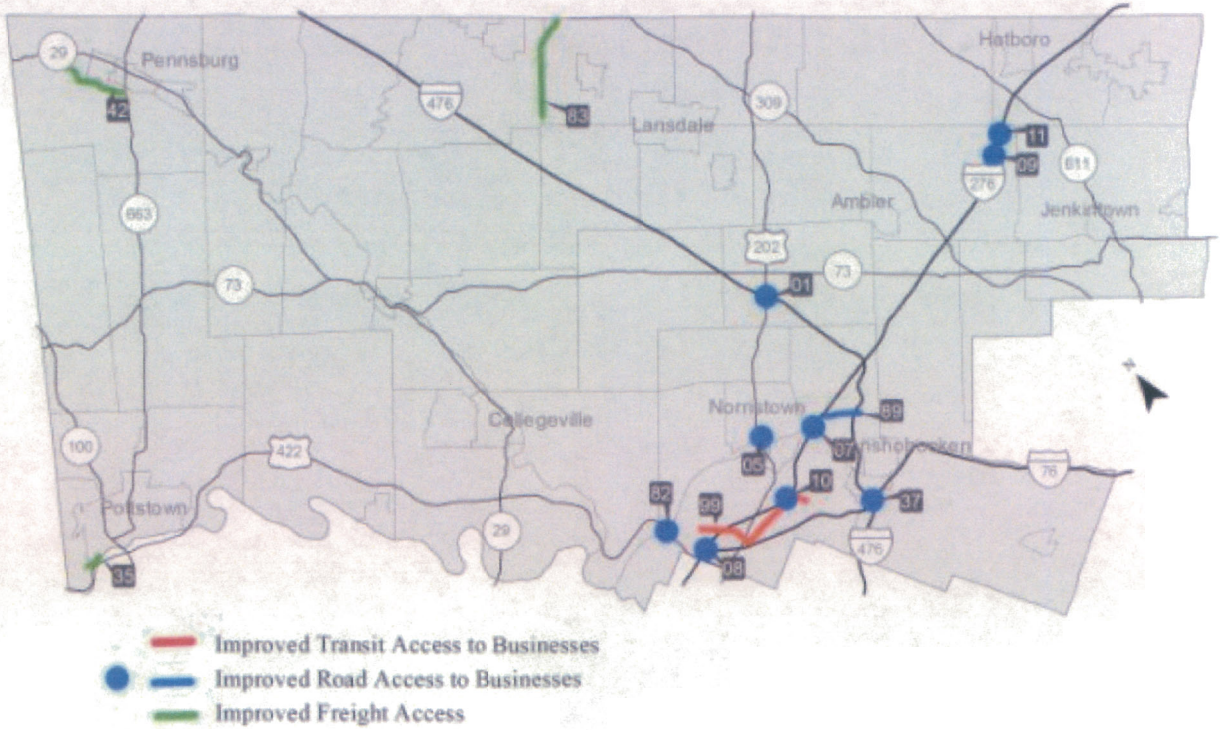


VIBRANT ECONOMY

Vibrant Economy

Improve transportation access to businesses

- *Provide better road access to employment centers*
- *Expand transit options in employment centers*



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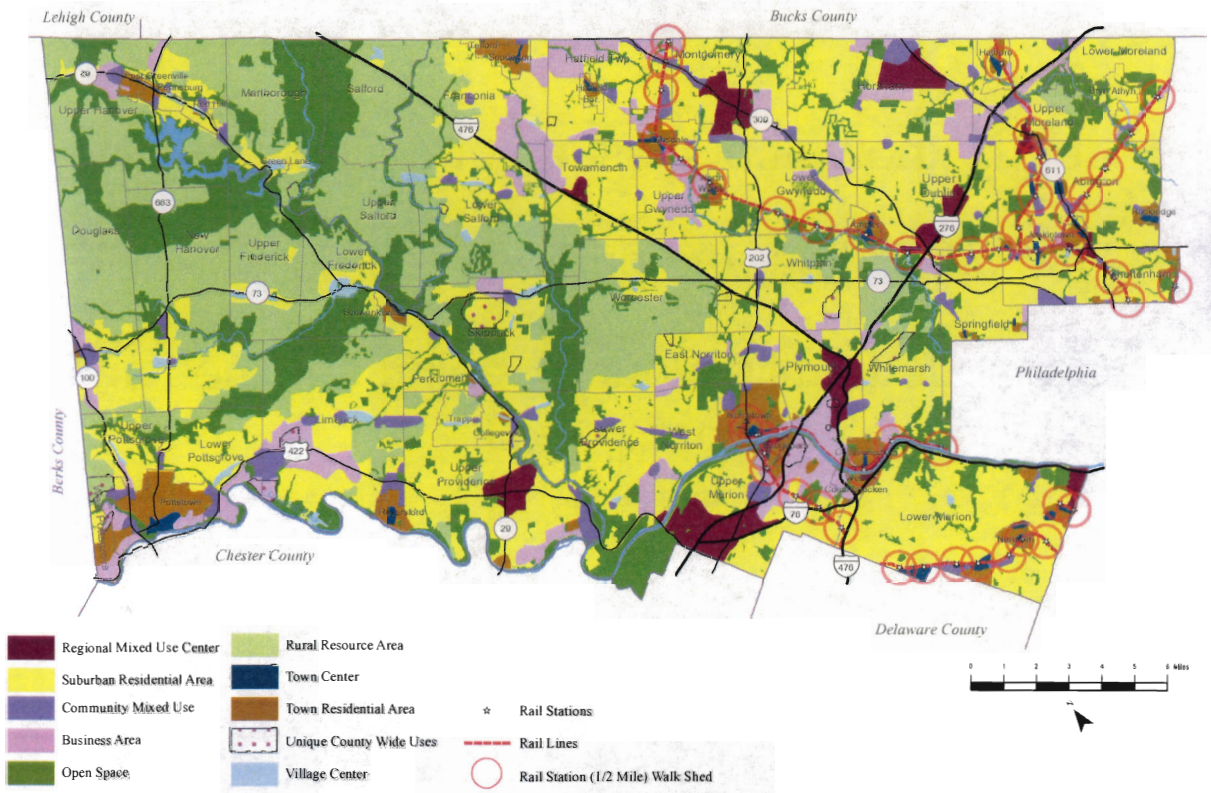
Encourage development and transformative investment where infrastructure already exists

- *Encourage redevelopment of underutilized and vacant industrial land*
- *Modernize older offices and businesses*
- *Locate new development in proposed growth areas*

2040 VISION

Land Use Vision

- ***Future Land Use***



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Partnering with MCPC

- Let us know about issues or concerns
- Use our online and printed resources
- Continue to utilize our planning services and view us as an extension of township staff

MCPC

Stay Connected

- Website: www.planning.montcopa.org
- Follow us on twitter @MontcoPlanning
- Like us on Facebook and Flickr
- Visit our offices at: One Montgomery Plaza, Swede and Airy Streets, Norristown
- Pick up the phone: Brian Olszak at 610.278.3737
  Eric Jarrell at 610.278.3745

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PUBLIC ATTENDANCE LIST
PUBLIC SAFETY COMMITTEE – 7:30 P.M.
PUBLIC AFFAIRS COMMITTEE – 7:45 P.M.
BUILDING AND ZONING COMMITTEE – 8:00 P.M.
Wednesday, October 7, 2015
Curtis Hall

NAME (*Please Print Clearly*)	ADDRESS (*Please Print Clearly*)	E-MAIL and/or TELEPHONE (*Please Print Clearly*)
DAVID L. COHEN	321 GERARD AVE ELKINS PARK	
[illegible]		
Kurt Ahrens	172 Fernbrook Ave Wyncote.	