

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight via web conference, Chairman Brad M. Pransky presiding. Members present were Commissioners Areman, Norris, Brockington, and Zygmund-Felt.

Staff members present via web-conference were Robert Zienkowski, Township Manager; Alyson Elliott, Assistant Township Manager; Henry Sekawungu, Director of Planning & Zoning; Julia Detwiler, Planner; Scott Lynch, Fire Marshal; and Allen Brown, Property Maintenance Superintendent. Also present via web-conference was Ed Diasio, Esq., Township Solicitor.

Mr. Pransky called the meeting to order at 9:46 p.m.

1. Action on Zoning Hearing Board Agenda for July 11, 2022.

- A. Appeal #22-3702, Application of E.L.G. Enterprises Corp & FYT Investments LLC, for the premises known as 401 & 415 W. Glenside Avenue, Glenside, PA 19038, appealing the Determination of the Zoning Officer dated May 3, 2022 that the expansion of the self-service vacuum cleaning is not a second primary use and is permissible under the Zoning Code, or in the alternative a Special Exception from Section 295-1601.A.(34) to allow for self-service vacuum cleaning as a secondary principal use for the property located within the LI Light Industrial Zoning District.

Ms. Pamela Tobin, attorney for the applicant, presented on the following:

- Vacuuming had always been a part of the car wash operation; and
- The expansion of the car wash is a by-right use.

Mr. Sekawungu explained that due to the size of the proposed use, a determination was made that it was considered a second use that should seek a Special Exception to allow the Board to impose conditions to eliminate life and safety issues or adverse effects on the neighborhood, and that the new plan was different than what the applicant had previously submitted.

Mr. Areman expressed concerns about the following:

- Buffers between the car wash and adjacent residential neighborhoods;
- Traffic and noise issues for neighboring properties;
- The separation of the vacuum use from the car wash use; and
- The number and placement of vacuums.

Ms. Tobin explained that the new vacuums would be more quiet and efficient than the current vacuums. Mr. Pransky noted that the reduced noise output would be an improvement to the site.

Upon motion of Mr. Areman, the Committee unanimously voted to have the Township Solicitor represent the Township interests at the Zoning Hearing Board and oppose the appeal of the Zoning Determination.

2. Review of Zoning Hearing Board Decisions

- A. Appeal #22-3699, Arcadia University for the premises known as 125 Royal Avenue, Wyncote, PA 19095, for a Special Exception to convert the property and all accessory improvements from an existing non-confirming "School-Public/Private" use (Use D-12) to a "College or University" use (Use D-2) and an "Educational Facilities" use (Use D-6). The relief was granted with conditions.

Mr. Pransky expressed concerns about some of the conditions of the decision.

Upon motion of Mr. Pransky, the Committee unanimously voted to take no action.

3. Review and Comment under Section 106 review of National Historic Preservation Act for the proposed modifications to the T-Mobile Telecommunication Facility located at 2960 West Church Road (Westminster Theological Seminary), Glenside, PA 19038.

Mr. Shayne Hamilton, Environmental Scientist from RESCOM, explained that the proposal would add three (3) antennas where there are currently seven (7) antennas.

Mr. Pransky asked questions about RF values and the radioactivity that would be released due to these antennas. Mr. Hamilton explained that there was no evidence that antennas affect health and welfare. Mr. Zygmund-Felt asked if there was a lease agreement with Westminster Theological Seminary for the antennas. Mr. Vincent Brown from Westminster Theological Seminary did not know if an agreement existed. Mr. Zygmund-Felt expressed concerns about Westminster Theological Seminary, a tax-exempt institution, leasing out space for antennas.

Additional questions from the Committee and staff included the following:

- The time frame for public comment;
- The location and height of the proposed antennas;
- The maximum number of antennas at one location; and
- The visibility of the antennas.

Mr. Hamilton said the comment period lasts 30-120 days; the antennas would be located next to the existing antennas and would be 58 feet tall while the current antennas are 57 feet tall. Co-location of antennas is typical.

Upon motion of Mr. Pransky, the Committee unanimously voted to close the comment segment for this application.

4. Receipt of Monthly Citizen's Committee Meeting Minutes.

A. Planning Commission:

Mr. Zygmund-Felt expressed gratitude for Bill Winneberger's many years of service to the Township's Planning Commission and made a recommendation for a certificate of service to be presented by the Board of Commissioners. Ms. Rhonda Isser thanked Mr. Winneberger for mentoring her over the years.

Recommendation to the Board of Commissioners: Upon motion of Mr. Pransky, the Committee unanimously voted to recommend the Board of Commissioners present a certificate of service to Bill Winneberger for his years of service to the Township's Planning Commission.

Upon motion of Mr. Pransky, the committee unanimously voted to accept the Planning Commission Meeting Minutes.

B. La Mott Board of Historical & Architectural Review.

Upon motion of Mr. Pransky, the Committee unanimously voted to accept the La Mott Board of Historical & Architectural Review minutes.

C. Wyncote Board of Historical & Architectural Review.

Mr. Sekawungu explained that the BHARs participated in a training workshop in June on Running Effective Meetings and Making Defensible Decisions run by the State Historic Preservation Office. Mr. Zygmund-Felt said that it would be helpful if the state provided funding with their recommendations. Mr. Sekawungu explained that Ms. Detwiler has found funding opportunities and she would continue to research other grants.

Upon motion of Mr. Pransky, the Committee unanimously voted to accept the Wyncote Board of Historical & Architectural Review minutes.

5. Receipt of Planning & Zoning Monthly Report for June 2022.

Upon motion of Mr. Pransky, the Committee unanimously voted to accept the Planning & Zoning Monthly Report.

6. Report of the Building Inspector for June 2022.

Upon motion of Mr. Pransky, the Committee unanimously voted to accept the Report of the Building Inspector for June 2022.

7. Old Business – None.

8. New Business

A. Discussion on merging the Boards of Historical & Architectural Review.

Mr. Sekawungu explained the challenges the BHARs have had with regards to having a quorum present to conduct business and added that combining the BHARs would bring the Township into conformance with standard practices.

Mr. Pransky discussed the structure and organization of the BHARs. Darlene Melton, Vice-Chair of the La Mott BHAR, explained that combining the BHARs would allow the members to learn from each other and make informed decisions.

Recommendation to the Board of Commissioners: Upon motion of Mr. Pransky, the Committee unanimously voted to recommend the Board of Commissioners merge the La Mott and Wyncote Boards of Historical & Architectural Review.

B. Recommendation for Planning Commission Appointment.

Mr. Sekawungu recommended that Jesse Smith, a current alternate, be appointed as a permanent member.

Recommendation to the Board of Commissioners: Upon motion of Mr. Pransky, the Committee unanimously voted to recommend the Board of Commissioners appoint Jesse Smith as a permanent member on the Planning Commission.

C. Upon motion of Mr. Pransky, the Committee unanimously approved the purchase of a new scanner from Patriot in the amount of \$7,545.00 to replace the 2009 scanner in the Planning & Zoning Department.

Mr. Brockington asked how quickly the printer will arrive. A representative from Patriot said the printers are in stock and could arrive in as little as five to seven days.

D. Mr. Pransky highlighted the upcoming “Cone with a Cop” event on July 7, 2022 from 5 p.m. to 7 p.m. at the La Mott Fire Company, where citizens could enjoy free ice cream while meeting their local law enforcement officers.

9. Citizen’s Forum

Darlene Melton asked what fines would be assessed to developers or corporations who did not follow the law or written agreements. Mr. Lynch explained that developers have to get the appropriate permits and follow the process or else citations would be issued.

Rhonda Isser asked if utilities could make improvements without approval. Mr. Zienkowski explained that utility companies have greater latitude due to new regulations.

Pablo Aguilar expressed concerns about increased noise pollution from the proposed car wash expansion at 401-415 West Glenside Avenue. Mr. Sekawungu explained that residents should attend the Zoning Hearing Board hearing where they can enter party status and raise their concerns which would be entered as part of the record.

10. There being no further business, upon motion of Mr. Pransky, the meeting was adjourned at 11:07 p.m.



Robert Zienkowski
Township Manager

Per Julia Detwiler