

The regular meeting of the **PLANNING COMMISSION** was held tonight at the Township Administration Building, 8230 Old York Road, Elkins Park, PA. The following Planning Commission (PC) members were present; Dave Conly, Thomas Cross, Carl Freedman, Rhonda Isser and Bill Winneberger. Also present were Henry Sekawungu, Director of Planning & Zoning, Robert Habgood, Assistant to the Director of Planning and Zoning, Brian Olszak, Montgomery County Planning Commission and Mark Eisold, Township Engineer.

Mr. Cross called the meeting to order at 7:30 p.m. A quorum was present.

1. Reorganization with election of Chair and Vice-Chair.

Mr. Winneberger made a motion to nominate Thomas Cross as Chair. Mr. Conley seconded and the motion passed unanimously. Mr. Cross made a motion to nominate Bill Winneberger for Vice-Chair. Mr. Freedman seconded, and the motion passed unanimously.

2. Acceptance of minutes of the Planning Commission meeting dated Monday, February 25, 2018.

Mr. Winneberger motioned to accept the meeting minutes. Mr. Freedman seconded, and the motion passed unanimously.

3. Review of CTDA #19-01 – Land Development for 2421 W. Cheltenham Avenue (Chick-fil-A) Wyncote, PA 19095 to construct a 510 square foot addition, dual drive-thru with meal ordering canopy and pick-up canopy.

Justin Thornton, P.E. and Tyler Prime, Esq. represented the applicant and reviewed the proposed plan with the Commission. Discussion ensued with regard to the review letters from the Township's Engineer, Montgomery County Planning Commission and Traffic Engineer.

Mr. Thornton advised that the Township's Shade Tree Advisory Commission had reviewed the landscape plan and recommended approval with some minor changes.

Discussion ensued with respect to the location for overflow parking, pedestrian access to the restaurant, the waivers being requested and any additional proposed lighting.

Mr. Thornton stated that a crosswalk with additional signage could be added to the rear of the property for safer pedestrian access and that other than lighting under the new canopies, and on the building addition, no additional site lighting was proposed.

Mr. Winneberger motioned to recommend approval of the Land Development Plan and waivers conditioned upon complying with all recommendations noted in the review letters. Mr. Freedman seconded, and the motion passed unanimously.

4. Review of CTDA #19-02 – Land Development (Lot Consolidation) for 11-15 S. Easton Road, Glenside, PA 19038 to consolidate two (2) existing parcels into one (1) parcel.

Nick Rose, P.E. from ProTract Engineering represented the applicant and reported that the comments on the review letter will be complied with.

Discussion ensued with respect to showing the previously demolished building on the plans and a balcony that may be encroaching on the property from an adjoining building.

Mr. Winneberger motioned to recommend approval of the Lot Consolidation plan. Ms. Isser seconded, and the motion passed unanimously.

5. Review of proposed Ordinance Amending Chapter 295, entitled Zoning to add a provision limiting the expansion of non-conforming uses to dimensional requirements of the zoning district; to add a provision regarding structures, uses, lots, parking areas, site improvements and accessory signs which are voluntarily destroyed or razed for conformity of reconstruction to the zoning code; and revising Section 295-2502.E. to uniformly refer to buildings as structures.

Mr. Sekawungu stated that due to substantial revisions to the proposed Ordinance change, this would be presented for a recommendation at the Planning Commission at their meeting on April 22, 2019.

6. **Review of Zoning Hearing Board Agenda for April 8, 2019 (see attached).**

- a. **Appeal # 19-3612 Arcadia University for 2550 W. Church Road, Glenside, PA 19038.**

Mr. Habgood provided background on the proposed special exception to allow for the relocation of the Black Box Theater from the Dining Hall Building to the storage building, per Section 295-2502.B.2 non-conforming regulations.

Harold Lichtman, representing the applicant, stated that the proposed new location would be altered to have a lobby, backstage and dressing area. Mr. Lichtman stated that the maximum occupancy at any given time would be between approximately 50-60 people, with three (3) to four (4) public shows per year.

Discussion ensued with respect to accessibility bathrooms, parking and pedestrian access.

Mr. Winneberger motioned to recommend approval. Mr. Freedman seconded, and the motion passed unanimously.

- b. **Appeal # 19-3615 Stephen and Kelly Wyszomierski for 36 Mulberry Lane, Elkins Park, PA 19027.**

Mr. Habgood provided background on the proposed Zoning Relief in order to allow for the construction of a composite deck up to 300 sq. ft. on the rear of the property that included two variances; one to allow for the deck to encroach within 10 feet of another structure and to allow for the deck to have a rear yard setback of 10' in place of the required 25 feet.

Mr. Wyszomierski was present and provided further background on the proposed deck that would be raised and not extend any farther than the existing patio.

Mr. Cross suggested that the Applicant secure letters from neighbors, pictures and proposed plan to support the request for variances.

Mr. Winneberger motioned to recommend approval. Ms. Isser seconded, and the motion passed unanimously.

7. **Old Business** – Mr. Sekawungu reminded the Commission of the Zoning 101 Workshop scheduled for Thursday, March 28, 2018 at 7:00 p.m. at Glenside Hall.
8. **New Business** – None.
9. **Adjournment** – Mr. Cross motioned to adjourn the meeting at 8:11 p.m., seconded by Mr. Winneberger.



Bryan Havir
Township Manager
Submitted by: Patty Gee