

A regular meeting of the **PLANNING COMMISSION** for June 2022 was held tonight via web-conference, Chairman Thomas Cross presiding. Members present were Kia Baker, Thom Cross, Carl Freedman, Rhonda Isser, Jesse Smith (alternate) and Bill Winneberger. Staff present via web-conference were Henry Sekawungu, Director of Planning and Zoning; Robert Habgood, Assistant to the Director of Planning and Zoning; Julia Detwiler, Planner 1, and Anne Nygard, Montgomery County Planning Commission (MCPC).

Mr. Cross called the meeting to order at 7:34 p.m. A quorum was present.

1. Mr. Cross motioned to recommend approval of the March 28, 2022 minutes. Ms. Isser seconded, and the motion passed unanimously.
2. Review of Zoning Hearing Board Agenda for July 11, 2022.

A. Appeal #22-3701, Congregation Kol Ami for 8231 Old York Road.

Mr. Justin Kirk, attorney, was present for the applicant, and provided further background, in that Congregation Kol Ami was sharing part of the building occupied by the Beth Sholom Congregation and is looking to have a new sign installed for visibility on Old York Road.

Mr. Kirk provided the following with respect to the proposed sign:

- Sign would be freestanding and would be externally illuminated with low voltage lights.
- Sign was proposed to be installed along Old York Road near the existing driveway entrance.
- Sign was to be 3.5' x 6.5' with an interchangeable panel location at the bottom of the sign to be used for special announcements.
- Reviewed the location of the two (2) existing signs on the property along Old York Road.

Discussion ensued with respect to the following:

- The proposed appearance of the sign.
- The appearance and location of the existing Brodie Family Day Care sign.
- The proposed low voltage illumination which may not be bright enough.
- The size of the proposed sign which was too small to provide good visibility and the ability to read the interchangeable panel.
- That the slope of the ground may affect the level of the proposed sign.
- Whether the existing monument sign for Beth Sholom could be modified to include Kol Ami.

Mr. Kirk stated that it may be possible to revise the proposed sign and change the illumination per the discussion with the Planning Commission but the Congregation was in need of a sign along Old York Road.

A resident from 8220 Forest Hills Drive stated that the proposed location of the sign could cause traffic problems with vehicles trying to turn right out of Green Briar Road onto Old York Road and vehicles slowing down to look at the sign.

Mr. Freedman motioned to recommend denial. Ms. Isser seconded, and the motion passed unanimously.

B. Appeal #22-3702, ELG Enterprise Corp. & FYT Investments LLC for 401-415 W. Glenside Ave

Ms. Pamela Tobin, attorney, was present for the applicant and provided background on the properties involved with this Zoning Relief. She stated that both properties were located within the Township's Light Industrial Zoning District and that the applicant was looking to demolish the existing building located at 415 W. Glenside Avenue and install twenty-two (22) new vacuum cleaning stations.

Ms. Tobin provided the following information regarding the proposed project:

- The location of the existing vacuum cleaning stations which would be removed.
- That the existing self-serve carwash stations would remain as would the existing car wash building.
- The traffic flow on the first plan submitted to the Township and the traffic flow on the revised plan, which would keep all of the traffic on the property.
- That the proposed motors for the vacuum cleaning stations would be quieter than the existing motors.
- That the vacuum cleaning stations would have the same hours of operation as the drive through car wash.

- That additional landscaping would be added to the property.

Discussion ensued with respect to the following:

- Noise from the vacuum cleaning stations.
- The type of motors to be used for the vacuum cleaning stations.
- Traffic flow on the property.
- The easement/leased area from the SEPTA.
- The hours of operation, with the self-serve car wash being open 24/7 but the drive through car wash and vacuum cleaning station being closed overnight.

Mr. Sekawungu highlighted the fact that the proposed use could be permitted by Special Exception, allowing for the Zoning Hearing Board to impose conditions designed to eliminate to the extent reasonably possible, adverse effects upon neighboring properties and the general public health, safety and welfare.

Numerous residents were present who gave the following concerns to the Planning Commission:

- When the vacuum cleaning stations would be closed. Mr. Jerry Goldstein, owner, advised that the vacuum cleaning stations would be closed at 9:00 PM, even though the motors would still be on but that the motors were quieter than the existing motors.
- Noise from the car wash.
- That there would be a second exit from the queuing line for vehicles with luggage and/or bike racks.

Mr. Freedman motioned to recommend no action. Ms. Isser seconded, and the motion passed unanimously.

3. Old Business - None

4. New Business

A. Zoning Hearing Board Decisions

Mr. Habgood advised the Planning Commission of the Zoning Hearing Board Decisions on the following Appeals:

- a. Appeal #22-3694 for 7804 Caversham Road approved with conditions.
- b. Appeal #22-3695 for 400 W. Mt. Carmel Avenue withdrawn by the applicant. Mr. Sekawungu advised that the Township would monitor the property for additional illegal activity.
- c. Appeal #22-3696 for 608 Twickenham Road denied but the applicant has filed an Appeal with the Montgomery Court of Common Pleas.
- d. Appeal #22-3697 for 7-B Wesley Avenue approved with conditions.
- e. Appeal #22-3698 for 140 S. Easton Road approved with conditions.
- f. Appeal #22-3699 for 125 Royal Avenue approved with conditions.
- g. Appeal #22-3700 for 835 E. Glenside Avenue approved with conditions.

Mr. Winneberger announced that this would be his last Planning Commission meeting as he was moving out of the Township. Mr. Winneberger stated that he had enjoyed being on the Planning Commission for the last thirty-two (32) years and wished everyone the best. The Planning Commission members all wished Mr. Winneberger the best and they have enjoyed working with him.

5. Adjournment- Mr. Cross motioned to adjourn the meeting at 9:05 p.m., seconded by Ms. Baker.



Robert Zienkowski
Township Manager

Submitted by Robert J. Habgood