

A regular meeting of the **PLANNING COMMISSION** for September 2022 was held tonight via web-conference, Vice -Chair Carl Freedman presiding. Members present were Kia Baker, Tom DiBenedetto, Rhonda Isser and Jesse Smith. Staff present via web-conference were Henry Sekawungu, Director of Planning and Zoning; Robert Habgood, Assistant to Director Planning & Zoning, Julia Detwiler, Planner 1, Roger Phillip, Township Engineer, Becky Landis and Chad Dixon, Township Traffic Engineers, and Anne Nygard, Montgomery County Planning Commission (MCPC).

Mr. Freedman called the meeting to order at 7:38 p.m. A quorum was present.

1. Ms. Isser motioned to recommend approval of the August 22, 2022 minutes. Ms. Baker seconded, and the motion passed unanimously.
2. Sketch Plan review of The Ashlyn, 1900 Ashbourne Road (Lynnewood Gardens), Elkins Park, PA 19027 in compliance with the requirements of Section 260-14., Sketch Plan Review Procedure.

Aaron Waltzer, representative from Ingerman, was present for the applicant's team and made the presentation of the Sketch Plan to the Commission. He advised that this was a joint project between Ingerman and JCM Living, the current management for Lynnewood Gardens. Mr. Waltzer provided background information on Ingerman and some of their completed projects, with three (3) in Montgomery County, for which reference letters were received.

He provided the following with respect to the proposed project:

- A total of three (3) buildings are proposed each three (3) stories in height.
- Two (2) buildings would be mixed use with the first floor being a combination of commercial/offices and the remaining floors being apartments. The third building would all be apartments.
- A total of 32,500 square feet of space was being proposed for the commercial/office use.
- A total of 119 apartments were proposed, with 71 being one bedroom and 48 being two bedrooms.
- A total of 293 off-street parking spaces were being proposed which included handicap and EV spaces.
- The two mixed use buildings would have landscaped plazas and parking area that has landscaped screening.
- Access to the complex would be through a private driveway that comes off of Ashbourne Road.

Mr. Waltzer reviewed the proposed layout of the three (3) buildings on the property, off-street parking, access and the proposed architect of the buildings.

Discussion ensued with respect to the following.

- Location of sidewalks, especially along Ashbourne Road.
- The potential amount of EDU's the project may require.
- The amount of space being provided for the commercial/office use.
- The possible alignment of the private access driveway with the intersection of Ashbourne Road and Spring Avenue. Mr. Waltzer advised that a Traffic Study would be performed for this project.
- The location of the building closet to Ashbourne Road.
- The possible sharing of amenities between this project and Lynnewood Gardens.
- The location of the off-street parking in relation to the commercial/office spaces.

Ms. Nygard (MCPC) questioned the reason for the location of the two (2) buildings that are proposed to be mixed use.

The review letters from the Township Engineer, Traffic Engineer and Staff were commented on for which the applicant would have to respond to the review comments or comply.

Ms. Cheryl Booker-Carter, 7900 Anselm Road, recommended that the proposed Traffic Study should also include Dixon Road which is used as a cut through by vehicles when Ashbourne Road gets backed up. She also raised concerns regarding the proposed density and impact on the Cheltenham Schools.

Ms. Karin Helstrom, 7904 Anselm Road, pointed out that one of the parks shown on the presentation is not a park but a preserved open space and that there may be water runoff from the development that may impact some of the local water courses. She also recommended that the Traffic Study should be done during operational hours of the Elkins Park Post Office, and it was determined that it was open until 2 p.m. on Saturdays.

A resident from the area of Widener & Heather Roads expressed concerns with respect to density and traffic.

The Planning Commission thanked the applicant for their presentation. The applicant was advised that they will be scheduled for the Public Works meeting on October 12, 2022.

3. Review of Zoning Hearing Board Agenda for October 17, 2022

A. Appeal #22-3707, Christopher Dimitriadis for 101 S. Easton Road.

Mr. Habgood provided background on the proposed Zoning Relief to allow for a Personal Care Business Use-B, a tattoo use, in the MU-1 Mixed Use Zoning District and to have the personal Care Business use located within 750' of another similar use. The proposed use is to be located on the second floor of the existing building located at S. Easton Road and Glenside Avenue, where the bank use, located on the first floor had recently vacated.

Chris Dimitriadis was present and provided further background on his proposed use where there would be only one client at a time, but that there may be a guest artist using the second room periodically. Mr. Dimitriadis stated that there would be no signage for the business and that the entrance was located in the rear of the building off the existing parking lot.

There was some discussion on a potential new use for the first floor of the building.

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

4. Old Business - None

5. New Business

A. Mr. Sekawungu proposed that the Planning Commission possibly consider making a recommendation to change Personal care Business uses, specifically the distance requirement of 750' from each use, as part of their review of at the end of the year, of the Planning Commission accomplishment, among others. This was due to the influx of variance requests coming through for these specific uses, and the acknowledgement of the supply and demand nature of these uses in our community.

B. Mr. Habgood updated the Commission on the four (4) recent decisions by the Zoning Hearing Board.

6. Adjournment- Ms. Isser motioned to adjourn the meeting at 9:59 p.m., seconded by Ms. Baker.



Robert Zienkowski
Township Manager

Submitted by Robert Habgood