

**November 23, 2009
Township Building**

The Planning Commission meeting was held tonight in the Township Administration Building. The following Planning Commission members were present: Messrs. Leighton, Cross, Gordon, Brockington, Goldfarb and Winneberger; also present were David M. Lynch, Director of Engineering, Zoning & Inspections.

1. Acceptance of the minutes for the October 26, 2009 meeting

Mr. Winneberger made a Motion to accept the minutes; Mr. Gordon seconded the Motion; the Motion passed.

2. Review of Zoning Hearing Board Agenda for December 14, 2009.

APPEAL NO. 3328: (Amended and Continued) Appeal of Fairfield Wyncote LLC, Owner of premises known as 8440, 8460, 8470, and 8480 Limekiln Pike, Wyncote, PA (a/k/a "The Towers at Wyncote" Apartment Complex), from the decision of the Zoning Officer for the following zoning relief for existing and proposed nonconforming signage as noted below (said premises being within the Class C-1 Commercial Zoning District):

A. 8440 Limekiln Pike (Clubhouse/Leasing Office and Fitness Center)

1. Variances from the rules and regulations of "Signs" as outlined in Article XXV of Chapter 295 of the Cheltenham Code, as follows:
 - a. From CCS 295-197.C.(1) (a) for the following free-standing signage on the North side of Limekiln Pike which is in excess of the permitted one (1) free standing sign per single use of property, as follows:
 - i. Proposed Sign A North of Limekiln Pike Entrance at 7.08'W x 18'H (127.50 SF), 20' ± High.
 - ii. Proposed Sign B just North of Limekiln Pike Entrance (no dimensions given) (Replaces Sign 5).
 - iii. Proposed Sign C just South of Limekiln Pike Entrance (no dimensions given)
 - iv. Proposed Sign D 360 ±' Southerly Limekiln Pike Entrance at 5'W x 10'H: (50 SF), 12± ' High (Replaces existing Sign 7).
 - b. From CCS 295-196.A.(3) for Directional Sign 3K at entrance drive to Clubhouse/Leasing Office having a sign area of 15 SF (6'Wx2.5'H) instead of the maximum permitted 4 SF.

B. 8460 Limekiln Pike (Building No. 1)

1. Variances from The Rules and Regulations of "Signs" as outlined in Article XXV of Chapter 295 of the Cheltenham Code, as follows:
 - a. From CCS 295-196.A.(3) for the following directional signs which sign areas exceed the maximum permitted 4 SF:
 - i. Sign 3F on south side main accessway at 2.5'W x 3'H: 7.5 SF
 - ii. Proposed Sign E on North side main accessway at 4'W x 6'H: (24 SF) (Replaces existing Sign 3G).
 - iii. Sign 3H at main entrance Building No. 1 at 2'W x 2.5'H: 5 SF
 - iv. Sign 3I at main entrance Building No. 1 at 2'W x 2.5'H: 5 SF
 - v. Sign 3L at Limekiln Pike Guard House at 2.75'W x 3.08'H: 8.48 SF
 - vi. Sign 3M at Limekiln Pike Guard House at 2.75'W x 2'H : 5.5 SF
 - b. From CCS 295-197.C.(1) (a) for the following parallel wall signage in excess of the permitted one (1) parallel wall sign per signage use of property:
 - i. Sign 10 at Limekiln Pike Guard House at 6.17'W x 3' H : 18.5 SF
 - ii. Sign 11 at Building No. 1 main entrance at 16.38' W x 4.33 H: 70.92 SF
 - c. From CCS 295-196.A. (12) (h) for Temporary Sign 14 (5'Wx4'H:20 SF) at Building No. 1 main entrance drive-thru attached to balcony above having been in place longer than the permitted 30 days.

C. 8470 Limekiln Pike (Building No. 2)

1. Variances from the rules and regulations of "Signs" as outlined CCS 295-196.A.(3) for the following directional signs which sign areas exceed the maximum permitted 4 SF:
 - a. Sign 3D on south side main accessway at 2.5'W x 3'H: 7.5 SF
 - b. Sign 3E on north side main accessway at 2.67'W x 4.04'H :10.78 SF
 - c. Proposed Sign F on north side main accessway: 2.67'W x 4'H:10.6 SF

D. 8480 Limekiln Pike (Building No. 3)

2. Variances from the Rules and Regulations of "Signs: as outlined in Article XXV of Chapter 295 of the Cheltenham Code, as follows:
 - a. From CCS 295-196.A.(3) for the following directional sign which sign areas exceed the maximum permit of 4 SF:
 - i. Sign 3A on south side of main accessway at 2.5'Wx3'H: 7.5 SF
 - ii. Sign 3B on south side of main accessway at 2.5'Wx3'H: 7.5 SF
 - iii. Proposed Sign G on North side main accessway at 2.67'W x 4' H: 10.67 SF
 - b. From CCS 295-197.C.(1) (a) for Freestanding Sign 8 (11.58'W x 4.46'H: 51.65 SF) at Easton Road Entrance having a greater sign area of 51.65 SF instead of the maximum permitted 50 SF.

Mr. Michael Yanoff, Attorney for Applicant was present to discuss this application. Mr. Yanoff stated that the Applicant has hired a Sign Consultant and a Land Planner and no changes have been made to the plan.

Mr. Winneberger made the Motion to recommend Approval, the Motion was seconded by Mr. Brockington, the Motion passed.

APPEAL NO. 3353:(Continued) Appeal of Monifa Thelwell, prospective tenant at 110 Yorktown Plaza, Elkins Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to operate an “Adult Daycare Center”:

- a. Zoning Relief from the rules and regulations of the Class C-3 Commercial and Business District as outlined in Article XVII of Chapter 295 of the Cheltenham Code, as follows:
 - i. A Special Exception in accordance with CCS 295-117.T. for the proposed “Adult Daycare Center.”
 - ii. In the alternative, a Variance from CCS 295-117. for the proposed “Adult Daycare Center” instead of one of the enumerated permitted uses.
- b. A determination as to the amount of parking required for the “Adult Daycare Center.”

No one was present to discuss this Application. Mr. Lynch stated that on November 23, 2009 at 4:44 PM he received a letter from Mr. Peter Friedman, the Attorney for the Applicant stating that they are withdrawing the Application without Prejudice.

APPEAL NO. 3355: Appeal of Jehan S. Kuttab, owner of premises known as 8131 Washington Lane, Wyncote, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to construct the following additions to the residence: (1) a 279 \pm SF one-story living room and foyer addition to the front of the residence, (2) a 323 \pm SF two-story family room/bedroom addition on the southeast side of the residence, (3) a 3000 \pm SF one-story 3-season pool enclosure on the rear of the residence, and (4) a 180 \pm SF one-story dining room addition on the southwest side of the residence:

- a. Variances to the Rules and Regulations of the Class R-3 Residence District as outlined in Article V of Chapter 295 of the Cheltenham Code, as follows:
 - i. From CCS 295-23. for a greater Building Area of 18.5% instead of the maximum permitted 15%.
 - ii. From CCS 295-24. B.(1) for a lesser side yard setback of 2.67’ for the one-story 3-season pool enclosure instead of the minimum required 5’.
 - iii. From CCS 295-24.B.(1) for a lesser side yard setback of 11.25’ for the proposed one-story dining room addition.
 - iv. From CCS 295-24.B.(1) for a lesser aggregate side yard width of 23.17’ instead of the minimum required 40’.

The Applicant and Mr. Hal Lichtman were present to discuss this application. Mr. Kuttab stated that they are constructing a Master Bedroom addition as well as the 3 season enclosure for their pool. Mr. Kuttab confirms that the addition façade will match the house. Mr. Kuttab stated the pool enclosure will be over an existing concrete deck.

Mr. George Breen a neighbor at 8133 Washington Lane was there to express concerns about vehicular congestion due to having a shared driveway with the Kuttab’s. Mr. Breen’s concern is

that the additions will also create more traffic congestion. Mr. Breen would like to see the Kuttab's get their own driveway off of Washington Lane. Mr. Lynch stated that Washington Lane is a state highway and that they would have to obtain an Highway Occupancy Permit from PennDOT. Mr. Breen is opposed to widening the existing driveway due to further encroachment onto his property. Mr. Lichtman stated that he will have a meeting with PennDOT and Mr. Breen to address the possibility of access to the Kuttab property by Washington Lane.

Mr. Cross made the Motion for recommendation of No Action; however, if the ZHB does grant Zoning Relief, the Zoning Relief be subject to a Land Development Plan being submitted to the Township for its review or approval; the Motion was seconded by Mr. Winneberger; the Motion passed.

APPEAL NO. 3356: Appeal of Jonathan J. James, owner of premises known as 501 E. Church Road from the Decision of the Zoning Officer for the following Zoning Relief in order to install a wood frame 16' x 17' Car-Port over an existing driveway.

- a. Zoning Relief from the Rules and Regulations of the Class R-4 Residence district as outlined in Article VII of Chapter 295 of the Cheltenham Code, as follows:
 - i. A Variance from CCS 295-38. for a greater Building Area of 27.0 + % instead of the maximum permitted 20% (the existing building coverage is 24.59%).
 - ii. A Variance from CCS 295-39.A. (1) for a lesser front yard setback of 12' instead of the required 40'

No one was present to discuss this Application. Discussion ensued regarding the proposed Car Port. Mr. Lynch stated the Car Port will have an A-frame roof. Mr. Lynch stated the proposed car port is essentially a garage in the required front yard and this is usually not done. Mr. Cross stated that this submission is inadequate and there is not enough information to make a proper decision.

Mr. Winneberger made the Motion to deny; the Motion was seconded by Mr. Goldfarb; the Motion passed.

APPEAL NO. 3357: Appeal of Robert Warth and Adam Butler, owners of premises known as 7 Walt Lane, Wyncote, PA from the decision of the Zoning Officer for the following Zoning Relief in order to construct an 18.35' x 24' (440+SF) addition with 6' wide wrap-around porch (said premises being within the Class R-3 Residence District.):

- a. A Variance from Rules and Regulations of the Steep Slope Conservation District as outline in CCS 295-167 for construction of the addition.
- b. A Variance from the Rules and Regulations of "Nonconforming Uses" as outlined in CCS 295-227.K. for expansion of a nonconforming structure (262+SF of the proposed addition is within the required front yard setback area.).

Mr. Adam Butler was present to discuss this Application.

This property is located in the Wyncote BHAR and the Wyncote BHAR has approved a Certificate of Appropriateness for the proposed addition.

Mr. Winneberger made a Motion of Approval; the Motion was seconded by Mr. Goldfarb; the Motion passed.

**3. Review of Cheltenham Township Development Application No. 09-11:
Record Plan Arcadia University Kuch Center Expansion.**

Mr. Hal Lichtman was present to discuss this Application.

Mr. Lichtman stated that this is a 3-story expansion on the Physical Education Building and will be used as a student commons area. This project already received Zoning Approval and is slated to begin construction in the Spring/Summer of 2010. Mr. Lichtman stated that this plan does not increase student population, traffic or sewage. Mr. Lichtman stated that this plan has Fire Marshal O'Neill's approval. Mr. Lynch questioned landscaping and Mr. Lichtman stated that nothing is being done. The University planted numerous trees on the property around the area previously and STAC considers the planted trees as part of the Kuch Center Expansion project.

Mr. Cross made a Motion to recommend Approval of CTDA No. 09-11; the Motion was seconded by Mr. Gordon; the Motion passed.

4. Old Business


None

5. New Business

Mr. Lynch urged Planning Commission members to attend the December 28, 2009 meeting to review ZHB Appeal No. 3336: Ashbourne Country Club.

6. Adjournment

The meeting adjourned at 8:45 P.M.



David G. Kraynik
Township Manager

Per: Holly Nagy