

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight, Chairman Brad M. Pransky presiding. Members present were Commissioners Brockington, Rappoport, Sharkey and Zygmund-Felt. Also present was Ex-Officio Member Commissioner Norris.

Staff present were Bryan Havir, Township Manager, Alyson Elliot, Assistant Township Manager, Henry Sekawungu, Director of Planning & Zoning and Mark Eisold, Township Engineer. Also present was Joseph Bagley, Esq., Solicitor. A Public Attendance List is attached.

Mr. Pransky called the meeting to order at 10:17 p.m.

1. The Committee reviewed the following Zoning Hearing Board agenda items for the May 7, 2018 meeting.

**Appeal No. 18-3594**: Appeal of Charles DeBow & Aimee Latta, owners of the premises known as 124 Webster Avenue, Wyncote, PA 19095 for a variance from Section 295-602.A., dimensional standards, to allow for a 16' x 16' detached garage to remain as located with a rear yard setback of 7' in place of the allowed 25' for the property located in the R-2 Residential Zoning District.

Mr. Wayne Davis, contractor for the project was present for the owner and asked for approval from the Building and Zoning Committee.

Mr. Sekawungu provided background information and reported that a violation notice was issued to this contractor in April 2017 for doing more work than was permitted, which included window replacement, siding, and driveway improvements from the street to the side of the house. Mr. Davis went before the Board of Historical and Architectural Review and received a Certificate of Appropriateness approval and also secured a building permit for the exterior work involving siding, window replacement and a driveway to the front side of the house.

Mr. Sekawungu also reported that in February 2018 the Township received a complaint from a neighbor that a garage was being constructed. A "Stop Work Order" was issued by the Building Inspector. Mr. Davis was allowed by the Building Inspector to "weatherproof" the structure but cease additional work. On March 1, 2018, the Township Building Inspector discovered that the garage had been completed without securing the necessary permits or required inspections. This triggered the request for zoning relief.

Mr. Pransky made a motion to deny approval and have the Township Solicitor attend the Zoning Hearing Board meeting scheduled on May 7, 2018 for Appeal No. 18-3594 to oppose the application.

Ms. Rappoport inquired about Appeal 18-3593 for Sofive, Inc. 46 E. Church Road, Elkins Park, PA, allowing for the sale of alcohol and Mr. Sekawungu reported that it was not flagged for the Building and Zoning Committee's review and that it would be continued until June 11, 2018 when they would appear before the Zoning Hearing Board.

Mr. Zygmund-Felt reported that he met with representatives of Sofive and the issue with alcohol seems marginal. They are only considering serving beer and no other alcoholic beverages. Other concerns discussed were adult night time soccer noise after the games and issues with lighting.

Mr. Zygmund-Felt stated that between now and the June ZHB Meeting he would like hold a meeting with Sofive representatives and some of the neighbors and would report back to the Committee.

## **2. Receipt of the Planning Commission Meeting Minutes for April 23, 2018.**

Upon motion of Mr. Brockington, the Committee unanimously received the Planning Commission Minutes from the April 23, 2018 meeting.

## **3. Review of Proposed Ordinance Amending Chapter 295 entitled "Zoning" to Modify Various Section of the Code.**

Township Solicitor, Joseph Bagley, Esquire provided an overview of the proposed Ordinance changes and summarized them as follows:

- Amend Article IV "Use Regulations", Section 295-405.E.7 "Use E-7; Specialized Medical Services" to add the term "Specialized" to the text.
- Amend Article IV "Use Regulations", Section 295-405 F.3.A. "Categories of Permitted Use", "Use F-3: Golf Course", to add the terms "including, but not limited to, Chip and Putt and similar uses" and to delete "60" and replace it with "100".
- Article IV, "Use Regulation", Section 295-405H., to add a new Section 3, "Use H-3: sanitary sewage equalization tank and/or sanitary sewage treatment plant".
- Article XII C2 Commercial Districts", Section 295-1202.B.1 "Class Two uses permitted by right", to delete the words "one hundred and twenty five" and replace them with "one hundred".
- Article XII to add a new section "C2 Commercial District", Section 295-1203 "Design Standards", Section 295-1601A to add use "H-3: Sanitary Sewage Equalization Tank and/or Sanitary Sewage Treatment Plant" as No. 32 and renumbers Nos. 32-34.
- Article XIX "Floodplain Conservation Overlay District", Section 295-1902.A., to delete the term "December 19, 1996" and to replace it with the term "March 2, 2016". And further to delete the reference in Section 295-1907.A. "Identification Floodplain Areas", to delete the terms "December 19, 1996" and to replace with the terms "March 2, 2016".
- Article XXVI, "General Regulations", Section 295-2601.A. to add a maximum width of a driveway.
- Article XXVII, "Administration", Section 295-2702.A. and B. to delete the word "building" in each paragraph.

- Article XXX, “Amendments” Section 295-3001.A. “Public Hearing; Notice”, to add the terms “or motion at a public meeting before the terms “the time and place....”
- Advertising of Ordinances to be made by a simple motion, or resolution, for any changes or amendments.

Upon motion by Mr. Pransky, the Committee unanimously agreed to make a recommendation to the Board of Commissioners to advertise the proposed Ordinance as submitted, and adopt a resolution scheduling a public hearing on the proposed Ordinance.

**4. Report of the Building Inspector for April, 2018.**

Upon motion of Ms. Rappoport, the Committee unanimously received the report of the Building Inspector for April, 2018.

5. **Old Business:** None.
6. **New Business:** None.
7. **Citizen’s Forum:** None.
8. **Adjournment.**

There being no further business, upon motion of Mr. Pransky, the meeting was adjourned at 10:33 p.m.



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Bryan T. Havir  
Township Manager  
As per Patricia Gee