

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

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

Mr. Pransky called the meeting to order at 9:15 p.m.

1. The Committee reviewed the following Zoning Hearing Board agenda item for January 22, 2018.

Appeal No. 17-3585: Appeal of Arcadia University for the property known as 310 S. Easton Rd., Glenside, PA 19038 (Oak Summit) from the Decision of the Zoning Officer for the following Zoning Relief to allow for alterations to part of the existing lower level of Oak Summit so as to relocate the existing on-campus Physical Therapy classrooms, clinic and offices to this building located in the M-3 Multiple Dwelling and Office District:

- a. A variance from Section 296-89., use regulations, to allow for the institutional use of classrooms.
- b. A variance from Section 295-89., use regulations, to allow for a Physical Therapy Clinic and Offices use.

Mr. Harold Lichtman, AIA, represented the appeal application on behalf of Arcadia University and stated that the variances requested were “use” variances for classrooms, a physical therapy clinic and office use. He reported that Arcadia’s physical therapy program ranked amongst the top 20 in the nation and graduated 120 PhD’s last year. The University wanted to expand the program and relocate the clinic from the Health Sciences Building to Oak Summit. The hours of operation would remain the same, opening at 7:00 a.m. and closing at approximately 7:00 p.m. The clinic partners with PennPartners through grants from the Parkinson’s Association. Patients afflicted with multiple sclerosis and Parkinson’s disease utilize the clinic and are charged a minimal fee for therapy sessions. The new location would provide at-grade access and have plenty of parking including additional ADA spaces and loading areas that are proposed to be restriped.

Discussion ensued with regard to an increase in traffic flow, especially in the early morning hours. Mr. Sharkey suggested that given the excess parking at this location, students needed to be notified not to park on the surrounding neighborhood streets and instead utilize the parking lot at the Oak Summit location. He also requested that the clinic opening time be changed to 8:00 a.m. Mr. Sharkey also stated that the University did not reach out to the Ward Commissioner on this project and suggested that this be done on any future projects.

Mr. Pransky asked if there was a rendering of the proposed signage to be placed on the property. Mr. Sekawungu reported that since this property is in a Commercial Enhancement District the sign will also need a Certificate of Appropriateness. Mr. Lichtman reported that it would be a simple monument sign with ground lighting and agreed to comply with the signage ordinance. Since Arcadia has a partnership with PennPartners, both names would be on the sign. Concerns were raised with regard to the proposed 5'x8' monument sign which may need relief and an amendment to the Zoning Hearing Board Application would be required according to Mr. Sekawungu based on the current proposed size.

Discussion ensued with regard to the current use, campus, the hardship, the use of the term "expansion" and any potential increase in sewage due to the increased services to be provided.

Mr. Pransky asked the Ward Commissioner, Drew Sharkey, to make a recommendation. Mr. Sharkey made a motion to take no action. Three (3) Committee members voted to take no action (Norris, Pransky and Sharkey) with Brockington, Holland and Zygmund-Felt voting Nay. Motion failed. Ms. Rappoport made a motion to deny. Four (4) Committee members voted in favor of motion (Brockington, Holland, Rappoport and Zygmund-Felt) with Norris, Pransky and Sharkey voting Nay. The motion to deny passed four (4) to three (3).

2. Receipt of the Planning Commission meeting minutes for December 27, 2017.

Upon motion of Mr. Pransky, the Committee unanimously received the Planning Commission Minutes from the December 27, 2017 meeting.

3. Review and Comment under Section 106 National Preservation Act of the proposed modifications to the Cellular Antenna Facility by AT&T located at 8480 Limekiln Pike Wyncote, PA (Towers at Wyncote).

Mr. Pransky reported that this proposed modification is an upgrade to the existing equipment on the property. Concerns were raised about the accuracy of the USGS quad map which contained outdated information leading to questioning the integrity of the application; the number of proposed antennas on the 3 panel antenna; and an incorrect zip code. Mr. Bagley stated that the equipment located on the property increases property assessment and the value of the property. Mr. Sekawungu reported that only a single electrical permit would be submitted which equated to 2% of the project cost including labor and material. He stated that comments raised by the Committee on the proposed activities would be submitted to Acer Associates, LLC for forwarding to the State Historical Preservation Office (SHPO) as part of the Township's participation in the consultation process.

4. Report of the Building Inspector for December, 2017.

Upon motion of Mr. Pransky, the Committee unanimously received the report of the Building inspector for December, 2017.

5. Old Business – None.

6. **New Business** – Mr. Pransky reported on two items related to the Subdivision and Land Development Ordinance (SALDO) update process and a resolution recognizing Peter Labiak’s service as a member of the Zoning Hearing Board. (See attached).

Upon motion by Mr. Norris, the Committee unanimously approved the recommendation for staff to begin the process of revising the SALDO.

7. **Citizen’s Forum** – None

8. **Adjournment.**

There being no further business, upon motion of Mr. Pransky, the meeting was adjourned at 10:20 p.m.



Bryan T. Haver
Township Manager
As per Patricia Gee

SALDO Proposal

As you know the Comprehensive Zoning Ordinance was adopted on November 15, 2017 and became effective on December 13, 2017. That was one of our tasks in our work plan with our contract with the Montgomery County Planning Commission, which took over 10 years working in a multiple citizen committee format with the County consultant. The next task in our work plan with the Montgomery County Planning Commission is updating the Township Subdivision and Land Development Ordinance (SALDO). My goal as the Chair of the Building and Zoning Committee is to expedite the process so I am therefore recommending for your advice and consent to consider allowing the Township Staff, consisting of Township Manager, Bryan Havir; Township Engineer Amy Montgomery; Township Director of Planning and Zoning, Henry Sekawungu; Assistant to the Director of Planning and Zoning, Bob Habgood and our County Planner, Brian Olszak work together over the next several months to review and develop a comprehensive amendment to the SALDO which could be presented back to this committee for review and consideration. If a Commissioner would like to be a part of the committee they can suggest their involvement. However, by doing it this way it will allow for a faster process and hopefully a first draft available within an anticipated time frame of June which we could be reviewed by the Building and Zoning Committee meetings and over the summer perhaps be comfortable with scheduling a hearing and/or adoption later this fall.

Peter Labiak Recommendation

I would like to take the time to recognize Peter Labiak of the Zoning Hearing Board for his years of service and dedication. Peter will not be continuing his membership with the Zoning Hearing Board but I would like to recommend to the Committee to consider recommending to the Board a Retirement Resolution for Peter Labiak for his years of service on the Zoning Hearing Board.

PUBLIC ATTENDANCE LIST
Public Works Committee @ 7:30 PM
Building & Zoning Committee @ 8:00 PM
Wednesday, January 3, 2017
Curtis Hall
Wyncote, PA 19095

NAME (Please Print Clearly)	ADDRESS	EMAIL/TELEPHONE
THOMAS RYLE	141 Limekiln Pike	TRyle@DomusInc.net 267-688-0167
Ronda Issa	Cheltenham Labrad	512-721-6080
DAN MCKENNA	101 LIMEKILN	dmckenna@wilkinsonassoc.com 610-415-1220
ROBERT HYSLOP	211 HARRISON 19038	215-886-0813
Eunice & Alicia	4642 Brookton Rd	eunice@wyncotepa.com