

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight, Chairman Brad M. Pransky presiding. Members present were Commissioners Brockington, Holland, 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 8:55 p.m.

1. Receipt of the Planning Commission Meeting Minutes for May 21, 2018.

Upon motion of Mr. Norris, the Committee unanimously received the Planning Commission Minutes from the May 21, 2018 meeting.

2. Review of Proposed Ordinance Amending Chapter 295 entitled “Zoning” to Modify Various Sections of the Code.

Mr. Bagley stated that a minor change would be made to the Ordinance as requested by the Planning Commission, to strike the word “in” located in the first paragraph, **Section I. Amendment to the Code** on Page 2. He determined that the change was minor and would not require re-advertisement.

Public Comment:

Robert Hyslop, 211 Harrison Ave., Glenside, requested a discussion regarding the consideration of inclusion of development bonuses in the Zoning Ordinance. The Committee asked the Township Engineer to review this issue and make recommendations at a future Building and Zoning Committee meeting on how development bonuses might best be applied as part of best management practices.

3. Review and Comment under Section 106 National Preservation Act of the Proposed Modifications to the Cellular Antenna Facility by AT&T, 450 S. Easton Road, Glenside, PA (Arcadia University).

Ms. Rappoport asked the about the height of the towers above the building. Mr. Sekawungu reported that they were 56’ above the current structure and that there would be no height increase. Discussion ensued with regard to the service area and if taxes were being paid. Mr. Bagley added that the County finds this structure taxable and that the Township’s Tax Office could follow up with Business Privilege Licensing.

4. Review of Zoning Board Decisions

a. **Appeal No. 17-3582:** Appeal of Children’s Place for Discovery & Learning, Inc., 1 Central Avenue, Cheltenham, PA 19012 to allow modification of the previous zoning variance from Section 295-117 (Use Regulations) to allow a Child Care Use for a

maximum of 90 children; a determination that the off-street parking is adequate for the proposed Child Care Use for the maximum of 90 children; in the alternative, a variance from Section 295-221.H to allow for less off-street parking and the requirement for a day care use of one (1) space for each five (5) children. The Zoning Hearing Board denied the request for a modification of the previous zoning relief under Appeal Number 3070 to allow up to 90. The Zoning Hearing Board voted to deny the request for a variance from Section 295-117 (Use Regulations) to allow a Child Care Use for a maximum of 90 children.

b. **Appeal No. 18-3589:** Appeal of Children's Place for Discovery & Learning, Inc., 1 Central Avenue, Cheltenham, PA 19012. Appeal from the Determination requiring Applicant to apply for variance to exceed the maximum of 20 children permitted per section 295-405.D-4.a based on the limit of 10 children for each one-half (.5) acre or fraction thereof in order to operate a daycare with 85 children, which exceed the amount permitted by 295-405.D-4a and the 40 children permitted by variance (Appeal No. 3070). The Zoning Hearing Board voted to deny the request for appeal that the daycare use is nonconforming as to lot area.

The Committee reviewed the Zoning Hearing Board Decisions and Mr. Pransky recommended that Mr. Bagley prepare to defend the decisions if they are appealed by applicant. The Committee concurred.

5. **Report of the Building Inspector for May, 2018.**

Upon motion of Mr. Norris, the Committee unanimously received the report of the Building Inspector for May, 2018.

6. **Old Business** – None.
7. **New Business** – None.
8. **Citizen's Forum** – None.
9. **Adjournment.**

There being no further business, upon motion of Mr. Pransky, the meeting was adjourned at 9:11 p.m.



Bryan T. Havir
Township Manager
As per Patricia Gee

PUBLIC ATTENDANCE LIST
Public Works Committee @ 7:30 PM
Building & Zoning Committee @ 8:00 PM
Wednesday, June 6, 2018
Curtis Hall
Wyncote, PA 19095

NAME (Please Print Clearly)	ADDRESS	EMAIL/TELEPHONE
<i>Richard Isser</i>	<i>Cheltenham Station PA</i>	<i>[Signature]</i>
PATRICIA POWELL	8314 CADWALADER	
ROBERT HYSLOP	211 HARRISON 19038	215-886-0813