

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight via web conference, Chairman Brad M. Pransky presiding. Members present were Commissioners Areman, Brockington, Holland, Rappoport and Zygmund-Felt. Also present was Ex-officio member Norris.

Staff present via web-conference were Robert Zienkowski, Township Manager; Alyson Elliott, Assistant Township Manager; and Robert Habgood, Assistant, Director Planning & Zoning. Also present via web-conference was Joseph Bagley, Esq.

Mr. Pransky called the meeting to order at 9:56 p.m.

1. Action on Zoning Hearing Board Agenda for June 15, 2021.

- A. APPEAL NO. 21-3672 of Keith Robinson, for the premises known as 1301 Spruce Lane, Wyncote, PA 19095 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for an accessory structure, a shed, to remain as located within the front yard of the corner lot for the property located in the R-1 Residential Zoning District.

Neither the applicant, Keith Robinson, nor a representative for the applicant was present.

The Building and Zoning Committee expressed concerns with respect to the following:

- The work being done without the issuance of a permit.
- A possible business being run from the property.
- Whether a Business Privilege License had been obtained for renting the property.

Linda Wright Moore, 1314 Spruce Lane, expressed concerns regarding the occupancy of the dwelling and a possible furniture business being run from the property.

Upon motion of Mr. Pransky, the Committee unanimously agreed to send the Township Solicitor to the Zoning Hearing Board to oppose this application.

2. Receipt of the Planning Commission Meeting Minutes for May 24, 2021.

Mr. Areman noted the Planning Commission's comment under New Business with respect to the reinstallation of the Planning Commission Secretary and Zoning Admin/Secretary which he agreed with, but Staff should look into the matter further.

Upon motion of Mr. Pransky, the Committee unanimously received the Planning Commission minutes from the May 2021 meeting.

3. Review of Zoning Hearing Board Decisions.

- A. Appeal #21-3670, Robert & Denise Williams for 416 Twickenham Road

Upon motion of Mr. Areman, the Committee unanimously voted to take no action on the decision by the Zoning Hearing Board.

4. Report of the Building Inspector for May, 2021.

Upon motion of Mr. Pransky, the Committee unanimously received the report of the Building Inspector for May, 2021.

5. Old Business

- A. Proposed Amendment to the Subdivision and Land Development Ordinance (SALDO) regarding Shade Trees.

Mr. Habgood provided background on a proposed SALDO amendment to exempt Minor Subdivisions and/or Lot Line Adjustments from SALDO requirements regarding Shade Trees.

Ms. Rappoport questioned the proposed change and believed that applicants for these types of projects could still request a waiver.

Mr. Bagley stated that the Commissioners should look into the amendment for minor projects to speed up their review time and recommended that the Commissioners move forward on this topic. Ms. Rappoport agreed, but would like to ensure that the proposed Ordinance change was clear.

It was a consensus of the Committee to have staff and the Township Solicitor develop a formal Ordinance incorporating the suggestions made at this meeting to bring the proposed Ordinance back to the Committee for review and consideration.

6. New Business – None.
7. Citizen’s Forum – None.
8. There being no further business, upon motion of Mr. Pransky the meeting was adjourned at 10:16 p.m.



Robert Zienkowski
Township Manager

As per Robert Habgood

DRAFT