

A regular meeting of the Planning Commission was held this evening at the Township Administration Building. The following Planning Commission members were present: Thomas Cross, Tom DiBenedetto, Scott Laughlin, Eric Leighton, Sheila Perkins and Bill Winneberger. Also present were Brian Olszak, County Planner, Frank Tavani, Traffic Engineer, Henry Sekawungu, Director of Planning & Zoning, Amy Montgomery, Township Engineer and Robert Habgood, Assistant to the Planning & Zoning Director.

Chairman Cross called the meeting to order at 7:30 p.m.

1. Acceptance of minutes of the Planning Commission meeting dated August 24, 2015. Mr. Laughlin motioned to accept the minutes. Mr. Winneberger seconded and the motion passed unanimously.

2. Review of CTDA # 15-10. Mr. Habgood stated that the proposed land development plan is for Cedarbrook Middle School with additions/alterations to the existing school, new site pavements, parking and circulation with Stormwater Management on the 34.11 acre lot. He also stated that the applicant has been given an informal recommendation, with conditions, from the Shade Tree Advisory Commission.

Dr. Ray Bavi of Cheltenham Township School District, Glen Harris of Renew Design Group and Brian Good of Gilbert Architects represented the applicant. Mr. Harris gave an overview of the current Land Development Plan which he advised would be modified and resubmitted in mid-October in order to:

- Reduce the building footprint.
- Widen the driveway to 30 feet in order to improve school bus circulation.
- Situate the student drop-off location closer to the building.
- Adjust the number of parking spaces to 168 in accord with the Institute of Transportation Engineers (ITE) standard of .2 spaces per student.

Mr. Good gave a detailed presentation of the revised building floor plan and indicated that all interior and exterior walls would be demolished but that the structural frame would remain intact. He highlighted the following improvements on the plan:

- The gymnasium would be replaced to increase the size, would become handicap-accessible and feature a raised roof, and allow direct access to the field which will remain where it is currently located.
- The existing auditorium would be renovated to include 100 additional seats.
- The library would be relocated to the center of the building and will feature filtered windows to allow natural light in.
- All classrooms would be replaced and reconfigured.
- The kitchen would be reconfigured similar to a food court in order to expedite service flow.

Dr. Bavi stated that the school would be a LEED building. Mr. Harris and Mr. Good fielded a number of questions from Planning Commission members regarding security features, accessibility parking, staging of and egress from buses, landscaping, way-finding signage, stormwater management, curbing of driveway, community access/use of the building and the possibility of future expansion. Discussion ensued.

Mr. Cross invited comments from Township officials beginning with Mr. Olszak who stated that the parking calculations should be clarified and that there should be additional landscaping around the parking lot medians in order to reduce the heat island effect and increase shading, and site lighting should contain full cut-off LED lamps.

Ms. Montgomery stated that because her review letter contained numerous comments which would need to be resolved, she would comment once the plan was revised and resubmitted. Mr. Sekawungu further stated that comments raised by the County Planner and the Traffic and Township Engineers would also need to be resolved prior to being placed on a future Public Works Committee meeting Agenda for review.

Mr. Frank Tavani gave an overview of the comments in his review letter and reiterated the need for accurate figures when calculating traffic flow.

Mr. Cross invited comments from the community. In response to a neighbor's question regarding pedestrian access to the school, Mr. Harris stated that there would be pedestrian access from both Rock Creek and Longfellow Roads; the fencing along Ogontz Avenue would remain as a security measure with modifications in height and material.

Mr. Cross stated that the redesign of the school is to be applauded. The Planning Commission thanked Dr. Bavi, Mr. Good and Mr. Harris for their presentation.

3. Review of the Zoning Hearing Board Agenda for October 19, 2015.

APPEAL NO. 15-3535: Mr. Habgood summarized the applicant's request to erect multiple freestanding and monument signs and allow a V-shaped temporary sign to remain for twelve months in the C-1 Commercial Zoning District at the Towers at Wyncote, 8480 Limekiln Pike, Wyncote, PA.

Frank Lindy, the applicant, and Michael Yanoff, Esq. were present. Mr. Lindy stated that he plans to upgrade the existing signage with graphics and modern technology. He also stated the he would like to keep two existing temporary vinyl banners which would inform potential customers of their recent designation of "Best in Apartment Living". The two temporary banners would remain in place for a period of twelve months for the purpose of attracting motorists traveling on Easton Road and Limekiln Pike, both of which are very busy highways. Discussion ensued regarding the size and location of the signs.

Mr. DiBenedetto made a motion to recommend approval of the appeal. Mr. Cross seconded, and the motion passed unanimously.

4. Presentation by Westminster Theological Seminary, 2960 W. Church Road, Glenside, PA on the proposed Campus Master Plan.

Dr. Peter Lillback, the president, Jim Sweet, Esq. and Eric Gross, Architect, were present and Dr. Lillback gave an overview of Westminster's history. Mr. Sweet stated that the goal of the proposed Campus Master Plan was to beautify the area by rebuilding and renovating the campus which houses buildings that are more than 40 years old.

Mr. Gross stated that the first phase of the multi-phase project would include a new, state-of-the-art academic building, a 500 seat Chapel and one dormitory. He stated that they plan to submit a

comprehensive Land Development Plan at a future date which will include all impervious calculations, incorporate all phases of the project including a timeline of each phase identified on the plan.

Discussion ensued regarding parking, traffic circulation, walkability, relocation of buildings, EDUs and next steps. Mr. Sekawungu advised that the next step would be to set up an appointment with the Planning and Zoning Department in order to get information needed on the Zoning and the Land Development application process, including EDUs.

The Planning Commission members gave high praise for the project and thanked Dr. Lillback, Mr. Sweet and Mr. Gross for their presentation.

5. Old Business – None

6. New Business – Mr. Habgood gave a status update of the following ZHB Appeals:

- **15-3529: 1719 Ashbourne Road, Elkins Park, PA.** The applicant requested a continuance and will be heard on October 19, 2015 for a variance from Section 295-221.B.(5)(a) location of surface parking, of the Zoning Ordinance.
- **15-3532: 408 Old Farm Road, Wyncote, PA.** The B&Z Committee recommended that the applicant request a continuance which will be heard on October 19, 2015 so as to install stormwater management for the construction of an approximately 4' x 8' addition on the right side and a 7' x 8' addition to the left side of an existing rear porch, and to encroach within the minimum rear yard setback and increase the existing rear yard nonconformity in the R-4 Residential Zoning District.

The Planning Commission unanimously agreed to uphold their previous recommendation of denial for the appeal of 1719 Ashbourne Road and approval for the appeal of 408 Old Farm Road.

Mr. Leighton informed staff that the swimming pool at 382 Church Road, Elkins Park, PA, ZHB Appeal 15-3528, is still erected although it was to have been removed following Labor Day. Mr. Sekawungu stated that the Planning and Zoning staff would follow up on the matter.

7. Adjournment

As there was no further business to discuss, Mr. Cross adjourned the meeting at 9:25 p.m.



Bryan Havir
Township Manager

As per Carol Hughes
Secretary, Planning and Zoning