

The Planning Commission ("PC") was held tonight at the Township Building. The following Planning Commission members were present: Messrs. Cross, Goldfarb, Winneberger, Laughlin, Leighton, and Harrower. Also present were Amy Riddle Montgomery, Interim Township Engineer and Joseph V. Nixon, Montgomery County Planning Commission.

**1. Acceptance of minutes of the June 24, 2013 meeting.**

Motion was made and seconded to approve the minutes.

**2. Review of Zoning Hearing Board Agenda for September 9, 2013.**

**APPEAL NO. 3471:** Appeal of Sukhvir Singh of premises known as 300 S. Easton Road, Glenside, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to place a new freestanding sign in place of their existing sign in a Class C-4 Commercial and Business District.

- a. A Variance in accordance with Article XXV, Signs of Chapter 295-197C.(1)(a). of the Cheltenham Code in order to place a freestanding sign measuring 90.6 sq. ft. instead of the allowed 50 sq. ft. and having a maximum height of 21'-8" instead of the allowed 15'-0".

No one was present for this application and no detail on the sign was provided.

The PC tabled the subject due to a lack of information and no one being present to represent the application.

**3. Review of Cheltenham Township Development Application No. 13-0510 – Record Plan Wyncote Elementary School – 333 Rices Mill Road**

Andrew Freimuth, Esq. (Wisler Pearlstine), Glenn Harris, RLA (Renew Design Group), David Horner, P.E. (Horner & Canter Assoc.), Danielle Hoffer (Architect), Dr. Ray Bavi (Cheltenham Township School District), and Crystal Clark (Wyncote Elementary School Principal) were present for this application.

Mr. Freimuth made a brief presentation about the plan and distributed a letter of waiver requests. He discussed Item 41 in the Township Engineer's review letter of July 11, 2013 specifically with respect to replacement of the existing handicap ramp at Rices Mill and Church Roads. The Township Engineer and Township Staff met with the Applicant last week to discuss this item and are in agreement to keeping the ramp as it currently exists as it appears that PennDOT will be doing improvements to Church Road in the future and the lengthy process of obtaining a Highway Occupancy Permit from PennDOT would delay the schedule for the new school. The Applicant



agreed to do additional improvements to the ramp and pedestrian crossing of Rices Mill at Barker Road and to eliminate the crosswalk at Barker Road since there is no sidewalk in the area.

Mr. Freimuth also discussed Item 4 in F. Tavani and Associates, Inc. letter of August 21, 2013 specifically related to the capacity of the proposed parent stacking area, which would be exceeded by demand at dismissal. There was discussion with the PC about how to achieve the required queuing area: 21 vehicles can queue on-site, 6 within the gored area on Barker Road, and up to 30 more on the east side of Rices Mill Road. The maximum number of parent vehicles observed in the study was 45.

Ms. Lorna Rosenberg commented that the EAC is hoping to work with the school district to try to reduce the number of parents driving students to school.

Mr. Nixon questioned the use of the paved areas for play instead of open grass areas. Mr. Harris indicated that the students use the pavement in inclement weather and that many games are played on the pavement. The pavement will also be used for overflow parking. Ms. Clark stated that there are limited games that can be played on the grass and when the grass is wet, the students stay on the pavement.

A Motion to Recommend approval of the plans to the Board of Commissioners was made and seconded. The Motion was approved.

#### **4. Review of Cheltenham Township Development Application No. 13-0530 – Record Plan Lynnewood Gardens Community Center 2047C Mather Way**

Jon Tresslar, P.E., P.L.S. (Boucher & James, Inc.) was present for this application.

Mr. Tresslar discussed the waivers that are being requested by the Applicant. The PC suggested that the waiver requests will require Township Staff recommendation prior to going to the Board of Commissioners. Mr. Tresslar indicated that the Applicant will comply with all other items in the review letter by Patrick Duffy, P.E. (Township Conflict Engineer) dated August 10, 2013.

PC stated that the tree replacements will need to meet the recommendations of the STC. Mr. Tresslar indicated that they will meet with the STC.

Mr. Nixon stated that he would prefer a variety of trees as well as a pedestrian access connection along the new driveway or in another location to provide better access to the pool. He also discussed using a basin seed mixture in the above ground basin.

A Motion to Recommend approval of the plans as a Preliminary/Final submission to the Board of Commissioners was made and seconded. The Motion was approved.



**5. Review of waiver request for Land Development Pep Boys, 245 S. Easton Road**

Mike Davis (Nave/Newell) and Allison Mathern (Pep Boys) were present for this application.

Mr. Davis gave an overview of the project and indicated several landscaping revisions that were requested by the STC at their August 22, 2013 meeting.

PC asked what the hours of operation for the Pep Boys will be. Ms. Mathern indicated Monday through Friday 7:00 am to 7:00 pm, Saturday 7:00 am to 6:00 pm, and Sunday 9:00 am to 4:00 pm.

Mr. Cross asked if Pep Boys has evaluated the existing mechanical system as new roof top units may require a Land Development application. Ms. Mathern indicated that the evaluation had not been finalized and that it is generally a landlord responsibility. Mr. Cross suggested they inventory the existing units and discuss any changes with the Township Staff.

A Motion to Recommend approval of the waiver request to the Board of Commissioners was made and seconded. The Motion was approved.

**6. Old Business**

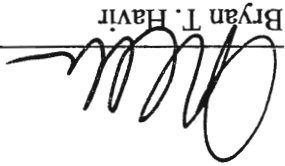
None.

**7. New Business**

None.

**8. Adjournment**

Mr. Cross made a motion for adjournment; Mr. Goldfarb seconded the motion. The motion passed and the meeting was adjourned at 9:04 p.m.

  
Bryan T. Havir

Township Manager

Per Amy Riddle Montgomery, P.E.

