

**June 28, 2010  
Curtis Hall**

The Planning Commission ("PC") meeting was held tonight at the Township Administration Building. The following Planning Commission members were present: Messrs. Cross, Goldfarb, Leighton, Winneberger, and Greenberg; also present were ex-officio members Laughlin, Harrower and DiBenedetto, and Carmen G. Reitano, Assistant Director of Engineering, Zoning & Inspections;

**1. Acceptance of the minutes of the May 24, 2010 Meeting.**

Mr. Winneberger made a Motion to accept the March 22, 2010 meeting minutes; The Motion was seconded by Mr. Goldfarb; the Motion passed.

**2. Review of Zoning Hearing Board Agenda for July 12, 2010.**

**Appeal No. 3373:** Appeal of Westminster Theological Seminary, owners of premises known as 2960 W. Church Road, Glenside, PA 19038 from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 20' Diameter, 17' 2" High octagon shaped Gazebo in the middle of Campus:

- a. A Variance from the Rules and Regulations of the Class R-3 Residence District as outlined in CCS 295-21. for an expansion of the existing nonconforming religious use of the Premises.
- b. In the alternative to a., above, a Special Exception in accordance with "Nonconforming Uses" as outlined in CCS 295-227.B. and C. for the proposed Gazebo.

Jim Sweet and Phil Walden were present to discuss this application. Mr. Sweet described the intent of the Gazebo. The school has very little space for meetings and this would add an additional meeting location. The shingles would be "Rustic Evergreen" color and made my Amish Country Gazebos. The area around the gazebo will be landscaped.

Mr. Cross stated that he is familiar with the kits from Amish Country Gazebos and feels that Westminster made a good choice. The gazebos show very well and are made of quality materials.

Mr. Winneberger made a Motion of No Action; Mr. Goldfarb seconded the Motion; the Motion passed.

**Appeal No. 3374:** Appeal of Emily Barnhart, owner of premises known as 12 Greenwood Place, Wyncote, PA 19095 from the Decision of the Zoning Officer for Zoning Relief for the following:

- a. A Variance from the Rules and Regulations of the Class R-4 Residence District as outlined in CCS 295-39.B.(2). for the noted setbacks from the Northwest Property Line instead of the minimum required 20', as follows:
  - i. For a 4.5' setback for a 12' x 12' Wooden Pergola.
  - ii. For a 2' setback for a 6' L x 4' H x 6' W firewood crib.

- b. A Variance from the Rules and Regulations for "Fences and Walls" as outlined in CCS 295-223. for a 9' High, arched gateway in the existing front yard fence instead of the maximum permitted 4' high fence.

Mr. Reitano stated that this application is in front of Zoning due to the height of the fence gate. Mr. Reitano explained that the existing garage was converted into a garden shed and that the applicant would like to install a 12' x 12' Pergola around the front. Mr. Reitano also stated that Ms. Barnhart would like to install a wood crib within the side yard setback area 2' from the property line.

Mr. Cross questioned the appearance of the Arts & Crafts archway. Mr. Reitano reminded the Commission that the Wyncote BHAR has already given the project the BHAR recommendation for approval.

Mr. Greenberg made a Motion of No Action; Mr. Winneberger seconded the Motion; the Motion passed.

**Appeal No. 3375:** Appeal of Gospel of Grace Ministries, Equitable owner of 315 Central Avenue, Cheltenham, PA 19012 (formerly "Cheltenham United Methodist church) from the Decision of the Zoning Officer for the following Zoning Relief in order to use the Fellowship Annex as a Christian Day School, Pre-K thru 12<sup>th</sup> Grade:

- a. A Variance from the Rules and Regulations of the Class C-3 Commercial and Business District as outlined in CCS 295-117. for the proposed Christian Day School instead of one of the enumerated permitted uses.
- b. In the alternative to a., above, a Determination in accordance with CCS 295-227.F. that the proposed Christian Day School is of the same class of use as the previous Pre-School use of the Fellowship Annex and thus permissible.

Mr. Kelly was present to discuss this application. Mr. Cross questioned enrollment numbers. Mr. Kelly stated that last year they had a student enrollment of 156 students, but due to the economy next year's enrollment is currently at 104.

Mr. Winneberger questioned maximum enrollment capacity and Mr. Kelly stated that they would have the cut off at 150 students.

Mr. Cross expressed concern about the bus drop off location and the flow of traffic around the parking lot. Mr. Kelly stated that the City of Philadelphia will be busing in 1<sup>st</sup> through 6<sup>th</sup> graders and using the parking lot as a turnaround spot. 7<sup>th</sup> through 12<sup>th</sup> grades are provided Trans-passes and take the Route 70 bus to the stop at the corner of the church and get off there. Pre-K and Kindergarten are brought in by their parent or guardian. Mr. Kelly also stated that they will have cones around the parking lot to direct the flow of traffic and there will always be someone available in the lot to direct traffic as well.

Mr. Cross questioned when the final plans will be drawn up and finalized and Mr. Kelly stated that he can have them drawn up immediately. Mr. Cross recommended to Mr. Kelly to have these plans finished prior to meeting with the Building and Zoning Committee and to have much more information available. Mr. Cross recommended getting a net parking value as well as pedestrian circulation figured out and marked on the plan.

Mr. Harrower is concerned there may not be sufficient parking and questions where the staff will park.

Mr. Leighton suggested addressing street parking as well.

Mr. Winneberger questioned whether or not there are any parking requirements from the Township and Mr. Reitano stated he will speak to Mr. Lynch, concerning the proposed traffic and parking versus the existing parking requirements.

Mr. Cross stated that school buses need wide turning radiuses and he doesn't see that on the present lot. Mr. Cross also recommended that the parking spaces be properly defined and stated that schematic planning needs to be done.

Mr. Winneberger expressed that the traffic flow through the parking lot is still the primary concern.

Mr. Cross made a Motion of Denial; Mr. Winneberger seconded the Motion; the Motion passed.

**3. Review of Cheltenham Township Development Application No. 10-0550:  
St. Nicholas Serbian Orthodox Church Site Improvements-506 Stahr Road, Elkins Park, PA 19027**

Justin Ruby, P.E. of Mainstay Engineering was present to discuss this application. Mr. Reitano stated that the Shade Tree Advisory Committee was the first Committee to be notified during the meeting of a property line dispute. Mr. Reitano stated that when the plan was first submitted there were no known property line issues and that a sealed property survey had not been presented. Mrs. Anita Cummings, a neighbor residing next door to the church, was present to express concern about a privet hedge that was destroyed by the construction vehicles driving over it. Mrs. Cummings also expressed concern as concrete trucks had washed concrete into her privet hedge contaminating the soil underneath. She has also stated that she believes that the hedges are on her property.

Mrs. Cummings stated that she hired a surveyor 11 years ago and that she has since contacted the surveyor and he will be coming back to resurvey the property.

Mr. Ruby expressed that the church wants to be a good neighbor and has agreed to fix Mrs. Cumming's hedges. Mr. Ruby stated that the church would like to add a sidewalk as shown on the Proposed Site Plan. This walkway is to provide safety of its congregation during ceremonial outings on the property.

Mrs. Cummings also expressed concerns about a brick wall that lines her property and the church property. Mr. Cross stated that the discussion of the wall isn't applicable until the survey of the property is complete.

Mr. Reitano stated that the Shade Tree Advisory Committee made several conditions based upon a final survey being completed. Mr. Cross stated that they cannot approve Land Development until the survey is finished.

Mrs. Cummings expressed concern about notification issues regarding this Land Development application. Mr. Reitano stated that only Zoning Hearing Board Applications require notification of a 500' radius and that since this has passed Zoning and is now in the Land Development phase the notification rule no longer applies. Mr. Cross stated that in terms of neighbors being directly involved with property development issues such as this one it should be the Township's responsibility to notify the affected neighbors. Mr. Reitano stated that the proper notifications regarding this application were in place.

Mr. Harrower stated that he would like to know how the change of grade will work with the proposed sidewalk.

Mr. Cross made a Motion to table this application until a survey is complete; Mr. Winneberger seconded the Motion; the Motion passed.

**4. Review of Cheltenham Township Development Application No. 10-0590:  
Arcadia University- Murphy Hall Expansion; Request for Waiver from Land Development Requirements.**

Mr. Harold Lichtman was present to discuss this application.

Mr. Lichtman explained that the application is for a one story addition in the rear. The addition will be taking place of an old addition which now houses the pottery kilns. Mr. Lichtman stated there is no EDU's or parking issues because the addition is being built on the site of the previous addition.

Mr. Cross questioned materials; Mr. Lichtman stated that it will be a combination of stone and stucco and the pointing on said building will match the rest of the other buildings.

Mr. Cross questioned whether Mr. Lynch has had a chance to review this plan. Mr. Lichtman confirmed that he has. Mr. Cross stated that the runoff and drywell issues will be addressed by Mr. Lynch.

Mr. Reitano stated that this project will go through the traditional Township Director's Engineer's Report and a detailed Stormwater Analysis.

Mr. Cross questioned what exactly is being asked for. Mr. Lichtman stated that they are requesting a waiver from Land Development on this property because Arcadia has about a dozen other little projects that they would like to package into one single Land Development application.

Mr. Winneberger made a Motion to approve pending David Lynch's review; Mr. Cross seconded the Motion; the Motion passed.

**5. New Business**

The Planning Commission agrees to repealing of the current Age Restricted Overlay District Ordinance.

**6. Old Business**

None

**7. Adjournment**

The meeting adjourned at 9:00 P.M.



David G. Kraynik  
Township Manager

Per: Holly Nagy