

Advisory Planning Agency Minutes

A meeting of the APA was held on March 20, 2008 at 5:00 PM in the UMT Building. Members present included Chairman Bill Seiberlich, Vice-Chairman Jonathan Dejonge, Denis Hurley, Jack Dunleavy & Bill Jenkinson. Also in attendance were Henry Jacquelin from Coldwell Realty and Michael Narcowich from the Montgomery County Planning Commission. Karin O'Brien, Code Enforcement Secretary, sat in for Paul Purtell, Code Enforcement Director.

Zoning:

517 Moreland Road. Henry Jacquelin from Coldwell Realty represented the applicants/homeowners, Guiseppe & Eleonora Pescatore. The applicants are requesting a zoning change from R-4 to P-professional. An insurance company is interested in buying the property. Mr. Jacquelin explained that the property would be hard to sell as a residential property for families due to the fact that Moreland Road was widened and the large volume of traffic coming through; 18,000-20,000 per day on an average, per his private report. Also, he presented a color coded map showing all the parcels on that block along Moreland Road that leads up to this property are already in the P-professional zone with the exception of a duplex next door, which the applicants own. Mr. Jacquelin stated that all the other parcels in Upper Moreland Township leading to Fitzwatertown Road are currently residential. But they will eventually have to be changed to professional also because of the rapid business growth in Willow Grove. He also stated that Families will not want to buy these homes to raise their families along Moreland Road. DH addressed concerns about the other side of Moreland Road that is in Abington Township which is all currently Residential. He also addressed his concerns regarding the entrance to the property from Moreland Road and concerns of traffic accidents caused by slowing down on Moreland Road to search for a business at that location and stated that the address is hard to see or find. He suggested clear signs. Michael Narcowich from MCPC recommended that Abington Township should also be considered since the block of parcels on the other side of Moreland Road are all residential and to look at the entire scope of the area and what impact this would have to the whole street along Moreland Road in Abington Township. He stated that this could be a 3-4 year process. BS recommended that the residents on Moreland Road should be notified by the Commissioner in that ward. JDJ suggested that rezoning the duplex parcel next to 517 Moreland Road to professional would be better than spot zoning. Mr. Jacquelin agreed and will provide a letter from the applicant/owner to rezone that property, too. A motion made by Jonathan Dejonge to recommend approval of the proposed zoning change contingent upon the above mentioned recommendations, 2nd by Jack Dunleavy. All are in favor.

The members recommend that the Commissioners charge the APA to study Moreland Road to Fitzwatertown Road in Upper Moreland Township and Abington Township.

Carson Simpson Farm. Project engineer asked that land development application be discussed at April's meeting to allow more time to revise plans.

UDC ordinance amendment. Michael Narcowich from MCPC has no objection to the proposal to prohibit gasoline filling or service stations from the Unified Development Commercial District. Motion made by Bill Seiberlich to agree with MCPC's review to prohibit gasoline filling or service stations in the UDC district. All are in favor.

Revisions of Titles 9 & 10. Michael Narcowich from MCPC reviewed his letter of 04/20/08. The revisions follow a pattern; processing a draft starting with one Title 10 first to present to the APA, a timeline; 1-2 years, areas of focus and a strategy. MN suggests that focusing on problem areas or zoning issues first. He suggested they start with the sign ordinance first; LED, electronic messages.

All members concur with the County's review. All in favor and advice the Commissioners charge the APA to meet every month to review the Title 9 & 10 even if there are no other items on the agenda. So they can utilize their time since the timeline will be a 1-2 year process.

Township zoning map. Michael Narcowich from MCPC reviewed revised Township zoning map. Some corrections were logged such as the schools that no longer exist.

No further business.

Meeting adjourned at 7:00 PM.

Respectfully Submitted,

Karin O'Brien
Code Enforcement Secretary