

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, February 27, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with Chairman Brown presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: BROWN, DICELLO, ROBINSON, BAKER,
WEATHERLY
Excused: STRACKHOUSE

Also Present: Township Engineer Lee
County Planner Narcowich

PLEDGE OF ALLEGIANCE

CONSIDER APPROVAL OF MINUTES:

Mr. Baker made a MOTION, seconded by Mr. Brown to approve the minutes from the Planning Commission Meeting of December 20, 2023.

MOTION was ADOPTED 5-0.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Review the Galman requested DRAFT Zoning Map Amendment Ordinance and comment:

Mr. Marc Jonas, Attorney representing the applicant, introduced Mr. Jerry Slipakoff from the Galman Group, and said this a request for a map amendment to shift the zoning line at the Pavilion Town Center to construct a medical office building at the southern end of the site near Lenox Road. A map change is the first step and the next will be the land development process when the details of construction will be presented.

Pavilion Town Center Master Plan Improvement Project rezoning area is approximately 2.2 acres moving the property line into the Business Center Zoning District and the entirety including the medical office building site is approximately 4 acres.

Mr. Brown asked for any comments from members of the Planning Commission.

Mr. Baker asked about the golf course part of the site.

Mr. Jonas replied there is a 9-hole golf course where the 7th hole will continue to exist but will be shorter.

Mr. Slipakoff added that we bought that piece of the golf course with the intention of using it for parking as the lot is so irregularly shaped and not much good for anything else.

Mr. Brown clarified that the proposed zoning boundary is the property line and a previously agreed upon boundary with the other property owner. Is that correct?

Mr. Jonas replied that is correct.

Mr. Baker said even though there will be extra green space, there seems to be a lot of parking spaces.

Mr. Jonas said this will be parking-compliant for medical office use and we will add green areas to other parts of the site, so there would be no loss of green area.

Mr. Slipakoff added that a study of the overall site was done to make sure we remain compliant with enough parking spaces.

Mr. Baker expressed concern about abutting against the neighbors in the rear and suggested creating green space buffer from the residential.

Mr. Jonas replied buffering is important and will be addressed.

Mr. Brown clarified that the plan meets the impervious/pervious ratio requirement for the Business Center Zoning District. Is that correct?

Mr. Jonas replied yes.

Ms. Allison Lee noted that the requirement for minimum green area is 25% in the BC District.

Mr. Weatherly said although there will be a net increase in green space, it feels parking-heavy for the proposed use.

Mr. Jonas replied that putting parking in reserve is a possibility depending on the type of user and their needs, and the ordinance has parking reduction factors that will be considered.

Mr. Brown questioned whether shared parking would be considered as part of the next phase.

Mr. Jonas replied this is a complex site with several different parcels and various agreements among them in terms of parking and shared parking; however, we do need enough parking for the medical use building.

Mr. DiCello asked is there any intent to build on the eastern end of the parcel?

Mr. Jonas replied there is no plan for an additional building.

Mr. Weather clarified that the applicant will not go beyond what is required for parking. Is that correct? Also, he asked about the drainage pattern.

Mr. Jonas replied if there is enough parking for patients and staff, we would be amenable to holding parking in reserve or consider parking reduction factors. And stormwater management will be addressed at a future date.

Mr. Weatherly suggested that the net green space be added to the vicinity of the parking lot to offset the consolidation of the impervious area.

Mr. Jonas replied we will look into that.

Ms. Allison Lee questioned whether the plan is to consolidate the two existing BC and RC lots or keep them separate.

Mr. Jonas replied we will look into consolidation or cross easements that would be recorded whichever is satisfactory to the Township Solicitor.

Mr. Brown asked for any public comment.

Lora Lehmann, resident, expressed concern about capturing the drainage going downhill, and about notice not given to the neighbors.

Mr. Brown replied the ordinance has requirements for directly notifying the relevant neighbors and property owners in advance of the Board of Commissioners meeting, and we do hope to see improvements for the word getting out about the Planning Commission meetings.

Mr. Weatherly made a MOTION, seconded by Mr. DiCello to recommend approval of the Galman proposed draft zoning map amendment ordinance.

MOTION was ADOPTED 5-0.

PUBLIC COMMENT: None.

ADJOURNMENT: 8:18 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary