

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, October 22, 2024 via webinar and in-person at the Township Administration Building, Abington, PA, with Ms. Lucy Strackhouse presiding.

CALL TO ORDER: 7:30 p.m.

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

Also Present: Township Engineer Lee
County Planner Narcowich

PLEDGE OF ALLEGIANCE

CONSIDER APPROVAL OF MINUTES:

Mr. Weatherly made a MOTION, seconded by Mr. Baker to approve the minutes from the Planning Commission Meeting of September 24, 2024.

MOTION was ADOPTED 6-0.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Consider and discuss an ordinance amending the code of the Township of Abington at Part II [General Legislation], Chapter 162 [Zoning], by amending and restating Article XXI [Use Regulations] to revise the definition of Indoor Recreation:

Mr. Narcowich said he supports the concept of specifically listing event space, banquet facility, and catering hall as an allowed principal use and clarifying which use regulations would apply. Until now, it has been addressed as an unlisted accessory use allowed when customarily incidental to an allowed principal use, at the determination of the Zoning Officer.

Allowing the use as part of the Indoor Recreation use may be an interim step to take, and when the zoning text is updated more thoroughly, we can create a new principal use for event space, banquet facility, and catering hall that is separate from the Indoor Recreation use.

This use would be permitted in the Main Street, Business Center, and Suburban Industrial Districts. Also, when the zoning ordinance is updated more thoroughly, this could be created as its own independent use.

Ms. Strackhouse questioned whether there was a specific facility that prompted this amendment.

Mr. Narcowich replied he does not know what specific building prompted this; however, there were numerous requests for information on where banquet halls and event space could be built along commercial corridors.

Ms. Strackhouse asked for the status on rewriting the zoning ordinance.

Mr. Narcowich replied over the past two months, there has been discussion, additional research and language reviewed and considered, and we have been working on zoning updates from a checklist using it as a guide and hoping to complete it soon.

Ms. Strackhouse asked for any comments from members of the Planning Commission.

Mr. Baker clarified that the proposed uses such as banquet facility, event space and catering hall are not listed anywhere else in the ordinance. Is that correct?

Mr. Narcowich replied that is correct. There are one or two references specific to a zoning district, but it has not been addressed directly as a principal use under the current ordinance.

Mr. Weatherly clarified that the Indoor Recreation use is generally limited to the commercial corridors, and the impetus is that information has been requested at a higher frequency. Is that correct?

Mr. Narcowich replied yes, in the Main Street, Business Center, and Suburban Industrial Districts. The Township Solicitor drafted a proposed zoning text amendment due to interest being expressed about this type of use and submitted it to MCPC for official review.

Ms. Strackhouse asked for any public comment. There was none.

Mr. Baker made a MOTION, seconded by Mr. DiCello to support the proposed zoning text amendment ordinance.

MOTION was ADOPTED 6-0.

PUBLIC COMMENT: None.

ADJOURNMENT: 7:41 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary