



# TOWNSHIP OF ABINGTON

*Office of the Township Manager*

## MEETING NOTES

May 22, 2018 @ 7:30 a.m.

TO: Richard J. Manfredi, Township Manager

DATE: MAY 22, 2018

SUBJECT: EDC MEETING NOTES

REFERENCE: EDC MEETING OF MAY 22, 2018

ATTENDEES: DOUG CALLANTINE, CHAIRMAN, JIM MARSHALL, BRUCE GOODMAN, RANDEE ELTON, ERIN VIZZA, LINDA MILLEVOI, AMY MONTGOMERY, DIRECTOR OF ENGINEERING & CODE, MARK PENECALE, PLANNING & ZONING OFFICIAL, COMMISSIONERS MATT VAHEY AND LORI SCHREIBER, KEVIN BARRON, FINANCE DIRECTOR, MARIA WYRSTA, OFFICE MANAGER, MICHAEL NARCOWICH, COUNTY PLANNER OF MCPC

SUMMARY: AS FOLLOWS:

### General Discussion:

Ms. Amy Montgomery was introduced to the EDC who is the Township's new Director of Engineering and Code.

Also, it was noted that Mr. Charles Kahn was not able to be with us this morning, but we are thinking of him for a speedy recovery and wishing him well.

EDC Meeting Notes of February 6, 2018 and March 6, 2018 were approved.

There is \$10,000 a year in the Township budget to be offered in grants to commercial property owners for renovation and the EDC has received a grant application from Dr. Janet Lang, Monahan-Lang Chiropractic, LLC, in the amount of \$4,000. New signage for the business will need to conform to zoning ordinance and work will need to be done prior to the commercial property owner being reimbursed. Grant application was approved by the EDC. Also, there was discussion about how to advertise grant offering by the Township's EDC and it was suggested to request that the Board of Commissioners include it in their newsletters.

Project update on Old York/Susquehanna Roads; there was a list of four properties that have been acquired; the two on the corner were purchased for \$210,000 and appraisal was \$190,000. 1104 Old York Road was appraised at \$100,000 and acquired for \$100,000; 1106 Old York Road was appraised at \$185,000 and acquired for \$141,000.

Regarding property located at 1907 Susquehanna Road; Commissioner Spiegelman will be speaking with the owner of the business about their asking price to come to a conclusion on that negotiation. It was suggested to purchase that business for the owner's original asking price in the range of \$500,000, regardless of the appraisal, although the funds would need to come from another source other than the grant.

Vacant Property Review Board/EDC Pilot Program; there is a list of specific vacant properties and the owner of the K-Mart property was contacted about attending a future EDC meeting.

EDC Officer Elections will be held in June for committee chairperson.

At a future meeting of the EDC there will be a presentation made by BET on the former YMCA site. There have been some neighborhood meetings; however, BET has not formally submitted their final revised plan to the Township and until then the EDC cannot determine the positive or negative economic impact.

Presentation by Michael Narcowich, County Planner of the Montgomery County Planning Commission:

Mr. Narcowich said he was asked to speak about zoning and land use. Land use meetings are held with Township staff and developers. A few years ago, the Fairway Transit Ordinance was written for the Baederwood area and presented was the Business Center District.

Going forward for areas such as Roslyn, Crestmont and Willow Grove; in Roslyn, there is the small shopping center, which may be a site for more intense development in a TOD nature. We always want to be sensitive to impact on single-family residential neighborhoods, which have been a priority in the Comprehensive Plan and the Old York Road Corridor Study. In Crestmont, there have been station improvements and multi-family proposals on Rt. 611, so there is that TOD potential there and strong pedestrian links connecting to Crestmont Train Station.

In Willow Grove, there is mixed use development and the train station where SEPTA have plans for a pedestrian bridge over the tracks. Both Abington and Upper Moreland Townships have updated their zoning to accelerate transit-supportive development.

In Abington's Zoning Ordinance rewrite that was adopted last year, there is now a Main Street District and Business Center District as presented. The Zoning Rewrite Committee reviewed each use in all Zoning Districts, and unless there was a good reason to prohibit it, it was permitted, but in some cases permitted by special exception. There are bonus provisions in Main Street District and Business Center District to provide developers more choices.

Zoning has a huge impact on community image, although the zoning ordinance does not mandate design, but we reviewed basics while supporting a pedestrian environment. Also, shopping centers are opportunities to promote economic development and we have seen large shopping centers being reinvented turned into something different.

The Township will be revising the SALDO (Subdivision and Land Development Ordinance) and we will use the County's model as a template. Land Use Development Guide and Manual will be used in the land development process as well as to help the Township develop a reputation as development-friendly and it will be used by staff to achieve economic development priorities.

Next meeting of the EDC will be held on June 26, 2018 at 7:30 a.m.

Action Items and Responsibility:

Grant Application Approved for Dr. Janet Lang, Monahan-Lang Chiropractic, LLC.

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