



**Township of Abington
Planning Commission Meeting
November 15, 2018**

Notice: The Planning Commission of the Township of Abington is an advisory board appointed by the Board of Commissioners. The action of the Planning Commission on any agenda item does not reflect a final decision. The Board of Commissioners must render the final action on all agenda items.

Call to Order:

Roll Call:	DiCello	Robinson	Russell
	Gauthier	Baker	Boff
	Cooper	Rosen	Strackhouse

Pledge of Allegiance:

Minutes: Approval of the minutes from our meeting of October 23, 2018.

Agenda Items:

PC1. This is the application of **Mediplex Property Group, LLC** for the properties located 1863 & 1865 Guernsey Avenue, 1854 & 1856 Eckard Avenue and 1137, 1141, 1145 & 1151 Old York Road, Abington Pa. The applicant proposes a reverse subdivision for the purpose of merging the eight properties into one deed. In addition, land development approval is required for the construction of a proposed two story medical office building totaling 20,00 square feet. The proposed development will have limited access drives on both Guernsey and Eckard Avenues. The applicant proposes 100 on-site parking stalls, on-site storm water management and 20-foot-wide residential buffer. A special exception was granted by the Zoning Hearing Board of the Township for the Medical Office Use (Use F-2) and to allow vehicle parking within a portion of the property zoned within the R-4 Residential District. The balance of the property is zoned within the Main Street Village Center District of Ward #7 of the Township of Abington.

PC2. This is the application of **Harrise Yaron & Jennifer Parke**, owners of the property located at 936 Moredon Road and **Ayinke-Hipps-Feit & Seth Feit**, owners of the property located at 979 Dale Road, Meadowbrook, Pa. The plan proposed to transfer 6,120 square feet of ground from 936 Moredon Road to 979 Dale Road. 936 Moredon Road will be reduced in size from 3.39 acres to 3.25 acres in lot size. 979 Dale Road will be increased from 1.25 acres to 1.39 acres in total lot area. No other alterations are proposed to either property. Both properties will comply with the dimensional requirements of Section 302, Figure 3.1 of the Zoning Ordinance of the Township of Abington.

PC3: This is the application of **BET Investment, Inc.** for the zoning text amendment and zoning map amendment for the properties located at 1059, 1067 and 1073 Old York Road and 1062 Huntingdon Road, Abington, Pa. The applicant's proposed zoning text amendment would create a new use category, Use H-12 Senior Apartment Units as a Conditional Use within the Apartment/Office District. The zoning text amendment also proposes dimensional changes for the proposed new use, a list of new permitted accessory uses and other dimensional qualifiers. In addition, the applicant will present their plan for how the proposed zoning text amendment will be applied to the site. The requested alterations to the zoning ordinance and the zoning map would allow for the construction of a 180 unit age restricted development. The proposed plan plots the location of two buildings with frontage on Susquehanna Road and Old York Road. If the proposed zoning text amendment and zoning map amendment are approved by the Board of Commissioners, conditional use approval is required and a land development plan would have to be submitted. These properties are located with Ward #7 of the Township of Abington.

PC4: This is the application of **Baederwood Residential Partners, L.P.** for the development of the 18.88 acre site known as Baederwood Shopping Center, located at 1575 & 1631 The Fairway, Jenkintown, Pa. 19046. The applicant seeks conditional use approval for the development of a 244 unit apartment building on the site. This application was filed in February of 2016. It has been the subject of several zoning hearing board applications and receiving final approval on February 20, 2018. The revised development plan was submitted in March of 2018. The Board of Commissioners have scheduled a conditional use application hearing for Monday, November 19, 2018. The proposed development calls for a five story building with structured parking. The proposed development complies with the density requirements at 12.9 units per acre. Other site improvements include additional landscaping within the existing parking, improvements along the street frontage and new parking lot lighting. The property is zoned within the Fairway Business Center District within Ward #7 of the Township of Abington.

Adjournment:

Note: The next scheduled meeting of the Planning Commission will be on Thursday, December 20, 2018 with a 7:30 P.M. Start Time.