

The Planning Commission Workshop on the Issues Report convened at approximately 7:11 p.m. on Monday, January 31, 2011. Present were Commission Members Bob Gray, Alan Ritterband, Brian O'Leary, Tony Vale, Brian Hirsch, Charlie Howland and Laura Shell. Also present from the Board of Commissioners were Commissioner Gelber (Ward 5) and Commissioner Gordon (Ward 12). Township staff present included Bob Duncan, Director of Building and Planning, Chris Leswing, Assistant Director of Building and Planning, Colleen Hall, Planner/GIS Technician and Carissa Koll-Hazelton, Planning Technician.

Civic Associations were also invited to attend. Representatives from each of the following civic associations were in attendance: Gladwyne, Bryn Mawr, Belmont Hills, Merion, Wynnewood, Shortridge, Haverford and North Ardmore.

Planning Commission Public Workshop

Mr. Gray opened the meeting and thanked those present for coming. Mr. Gray stated that although these workshops are less formal than regular Planning Commission meetings that the first order of business is the approval of the meeting notes. Mr. Gray asked were any questions or comments about the November 22nd meeting notes and seeing none Mr. Vale motioned for the approval of the meeting notes which was seconded by Mr. O'Leary and approved unanimously by the Planning Commission. Mr. Gray asked if there comments regarding the December 13th meeting notes.

Mr. Hirsch stated that he would like to make one small adjustment to one of the comments that he made at the December 13th workshop, but that he would provide Ms. Koll-Hazelton with the revisions. Mr. Hirsch stated that pending the recommended revisions he would motion for the approval of the December 13th meeting notes. Mr. Ritterband seconded the motion. The Planning Commission unanimously approved the December 13th meeting notes pending the recommended revisions.

Mr. Gray asked Mr. Leswing to provide an overview of the status of the Issues Report.

Mr. Leswing stated that he is hoping that everyone can read the Issues Report. Mr. Leswing stated that to date the local civic associations have not been as involved in this process as he would have hoped. Mr. Leswing stated that all of the civic associations were invited to attend so there are some new audience members tonight. Mr. Leswing stated that he will go over a quick presentation and that he would like to put these reports in the hands of the public. Mr. Leswing asked those present to sign the Issues Reports out.

Mr. Leswing stated that a comprehensive plan is a generational way to take stock and establish priorities. Mr. Leswing stated that this report is basically broken into three separate chapters: Background, Analysis and Recommendations. Mr. Leswing stated that in regards to the recommendations he would like for residents to either challenge the recommendations or agree with them.

Mr. Leswing stated that in preparing the report, staff looked at other governments and realized that the Township needs to coordinate better with them. Mr. Leswing stated that staff also recognized the importance of coordinating long range planning efforts with the school district. Mr. Leswing stated that going forward he will look at how to link Township planning with school district planning.

Mr. Leswing stated that the Analysis section includes a review and analysis of all of the recent permits, land development applications and historic preservation activities. Mr. Leswing stated that the Issues Report also includes appendices that include a lot of information. One of the appendices details each of the recent planning studies that have been done. Mr. Leswing stated that another appendix includes information obtained from numerous stakeholder interviews. Mr. Leswing stated that following the list of recommendations at the end of the report ways to implement the recommendations are also set forth.

Mr. Leswing stated that he will present an example of how the recommendations were formed by using the Historic Preservation Element. Mr. Leswing stated that staff reviewed the development activity and went to the advisory bodies, including the Historical Commission and HARB to get their input. Mr. Leswing stated staff reviewed a conditional use request that was presented to the Historical Commission to allow for an accessory dwelling unit on the second floor of a carriage house. Mr. Leswing stated that permitting this accessory dwelling unit helped to preserve a historic resource and provides an example of an opportunity to provide affordable housing in the Township without negatively impacting the existing community character. Mr. Leswing stated that the Haverford School application was also reviewed as a part of the analysis. Mr. Leswing stated that they went to many meetings and ultimately the community got a better product than was initially proposed.

Mr. Leswing stated that staff also reviewed the permitting processes associated with historic preservation efforts and tried to explain this process in the Issues Report. Mr. Leswing stated that staff realized particularly with HARB that the process in some cases is unnecessarily burdensome. Mr. Leswing stated that staff also analyzed where these things are occurring and how many applications are taking place. Mr. Leswing stated that this report provided staff a chance to catch up and see where things are occurring. Mr. Leswing provided a map of the Historic Resource Overlay District and stated that this overlay is very integrated into the overall zoning. Mr. Leswing stated that community also has the ability to encourage historic preservation through tools such as conservation easements from a ground up effort. Mr. Leswing stated that these non-regulatory efforts can also make a significant difference.

Mr. Leswing stated that once the issues were identified, staff conducted a thorough analysis of the issues and synthesized the information to develop recommendations. Finally tasks were identified for each major element of the Comprehensive Plan. Mr. Leswing stated that for the Historic Preservation Element the following recommendations were developed: The Historic Preservation Element will be compatible with other Comprehensive Plan Elements; Include an analysis of the existing Historic Resource Inventory; Evaluate the current preservation regulations and processes; Include an analysis of the preservation incentives presently utilized by the Township and consider new planning tools; Evaluate the feasibility of expanding preservation efforts to include historic landscapes; and Incorporate civic efforts to advance historic preservation.

Mr. Leswing stated that staff is looking at the historic preservation incentives in place and that the Township is fortunate to have a working relationship with the Lower Merion Conservancy whose White Paper is included in the Appendix at the end of the report. Mr. Leswing reviewed the major tasks required from each of the Elements that are listed in the Issues Report. Mr. Leswing stated that with the Housing Element staff will inventory the existing housing stock and use the 2010 Census data in the analysis. Mr. Leswing stated that the Township is fortunate to be able to do this level of analysis in-house where staff can actually break the data down beyond the block level using GIS.

Mr. Leswing stated that in the Land Use Element the major residential recommendation is to explore creating a Traditional Neighborhood Development (TND) overlay. Mr. Leswing stated that the biggest challenge is with infill development and that the community wants it to be compatible with other buildings in the neighborhood. Mr. Leswing stated that traditional zoning goes from the outside in as it establishes an envelope for construction to occur within, but now that the community is built out a lot of the existing structures don't fit as neatly within the envelope.

Mr. Leswing stated that with the institutional Land Use element the major recommendation is to evaluate the special exception process and criteria. Mr. Leswing stated that when the language for the ordinances regarding institutions were originally drafted the Township didn't anticipate how active they would be. Mr. Leswing stated that staff wants to know how institutions can survive in the context of the neighborhood and that staff also wants to be sure that any institutional expansion is compatible with the rest of the community.

Mr. Leswing stated that with the Commercial Land Use Element staff wanted to make sure that the commercial areas are developed to an appropriate level of capacity. Mr. Leswing stated that one of the things that staff has to do is to integrate the Economic Development Element with the commercial aspect of the Land Use Element. Mr. Leswing stated that staff recommends that a separate Economic Development Element be prepared in order to fully understand the ramifications of various recommendations.

Mr. Leswing stated that in recent years the need for an integrated Community Facility element has gained importance. Mr. Leswing explained that this element includes an analysis of and recommendations for schools, parks, pools, etc.; all of which are fixed assets in the community. Mr. Leswing stated that all of the Community Facilities have a life cycle that needs to be planned for. Mr. Leswing stated that there is also a cost to maintain the infrastructure of a built-out community. Mr. Leswing stated that with the Circulation Element staff will be looking at all of the plans throughout the Township and put them in one plan. Mr. Leswing stated that staff is also recommending that an Energy and Water Resources Conservation Plan be prepared. Mr. Leswing stated that the Township's Environmental Advisory Council ("EAC") has a Green Action Plan that may be incorporated into this element and that this element will serve as a sustainability element.

Mr. Leswing stated that at one of the first meetings that was held the importance of having a solid vision statement was discussed. Mr. Leswing stated that at the first meeting the 1937 vision statement was discussed and that the Planning Commission expressed an interest in updating that vision statement. Mr. Leswing stated that staff has worked with the Planning Commission to revise the statement and will present a revised vision statement tonight. Mr. Leswing stated that staff is looking for feedback on the proposed vision statement. Mr. Leswing stated that the new vision statement states, "Preserve Lower Merion's traditional residential neighborhood pattern, defined by high quality architecture and civic infrastructure of parks, libraries and cultural institutions. Continue to invest in the Township's natural environment, village cores and commercial areas to improve walkability, expand transit use, and promote sustainability and stewardship of natural and cultural resources." Mr. Leswing asked whether or not the Planning Commission liked the revised vision statement.

Mr. O'Leary stated that it sounds great.

Alison Graham, a member of the North Ardmore Civic Association, asked if the letter “s” could be added onto “pattern”.

Ms. Shell asked why the term “pattern” is used at all. Ms. Shell stated that it’s just a residential neighborhood.

Ms. Graham stated that it’s a planning term.

Ms. Hall stated that without the term “pattern” the statement would seem to exclude other types of uses.

Mr. Leswing stated that the neighborhood pattern includes being able to walk to schools and not driving everywhere. Mr. Leswing stated that when the Township was originally developed there was a certain grid and a hierarchy to the roads.

Mr. Gray stated that in reading the vision statement he chose to step back from it a bit. Mr. Gray stated that he liked the 1937 statement because it is more of a vision, whereas this seems more like a set of goals than a vision. Mr. Gray stated that he took some liberties with the vision statement and lengthened it a bit. Mr. Gray stated that he revised the vision statement to state, “Preserve Lower Merion's traditional residential neighborhood pattern, defined by high quality architecture and civic infrastructure of parks, libraries, and religious, educational and cultural institutions. Selectively accommodate new types of high quality residences in response to changing demographics of the community where appropriate infrastructure exists in proximity to village cores, transportation hubs and corridors, and where such new residences will not compromise the existing traditional neighborhoods. Continue to strategically invest in the township's natural environment, village cores, infrastructure and commercial areas to support economically healthy residential neighborhoods and commercial areas that compliment and support the residential communities and that improve walkability, expand transit access, and promote sustainability and stewardship of natural and cultural resources.”

Mr. Gray stated that he also drafted an alternative statement that states, “Lower Merion Township is a highly attractive suburban residential community defined by a traditional residential neighborhood pattern, high quality architecture and civic infrastructure of parks, libraries, and religious, educational and cultural institutions. Selectively, in response to changing demographics, the Township accommodates new types of high quality residences in proximity to village cores, transportation hubs and corridors, where such new residences will not compromise the existing traditional neighborhoods. The Township is characterized by extensive parks, open space and natural areas that are preserved in perpetuity, quality infrastructure, and attractive economically sustainable village cores and commercial areas that compliment and support the residential community. The community strives to create walkable neighborhoods and pedestrian access to commercial areas and transit locations. The community is committed to environmental sustainability and stewardship of natural and cultural resources.”

Mr. Gray stated that he attempted to deal with the fact that the Township is confronting new, different types of development and that there is a unique network of institutions throughout the Township that are an important part of the fabric of the community. Mr. Gray stated that the community cannot ignore infrastructure and that it has to be a continual part of our emphasis. Mr. Gray stated that as part of the vision, he also wanted to emphasize that these open spaces should be preserved in perpetuity. Mr. Gray stated that he also wanted to stress the fact that the Township needs attractive, economically sustainable

commercial cores. Mr. Gray stated that the Township has to have functioning commercial cores in order to support the services that residents love. Mr. Gray stated that was the underlying thinking behind expanding the vision statement a bit.

Ms. Shell stated that she believes that a vision statement should be a shorter, condensed statement for the community.

Mr. Leswing stated that the vision statement will serve as the test that developers will have to pass. Mr. Leswing stated that it's not just a common sense statement; it's a vision statement for the community.

Mr. Duncan stated that he agrees with Ms. Shell. Mr. Duncan stated that this is a long statement that should be in the document somewhere, but that he thought of a vision statement as being something shorter.

Mr. O'Leary stated that maybe it would be possible to pull a few of the key points from Mr. Gray's statement into this one.

Ms. Shell stated that when a community has a more concise vision statement, it is easier to tell whether or not a new development application complies with the statement.

Mr. Gray asked how new multi-family developments in Ardmore and along Rock Hill Road are dealt with. Mr. Gray stated that it would have been great to have had a vision statement when those development applications came before the Planning Commission.

Mr. O'Leary stated that he viewed this vision statement as having two halves and it may need some expansion. Mr. O'Leary stated that in terms of residential neighborhoods the Township will preserve as much as they can and in other areas revitalize may occur.

Ms. Shell stated that the question is whether or not the form and scale of the new building is appropriate for the location.

Mr. Gray stated that the community wants compatibility between the existing neighborhoods and new development.

Joe Brown, a member of the Gladwyne Civic Association, stated that some of the things that are included in the vision statement would fit better into a mission statement. Mr. Brown stated that he would rather take a number of those things and put them into a mission statement. Mr. Brown stated that the vision statement is meant to show where you want to go and a mission statement shows ways that you can get there.

Mr. Vale stated that he agrees with that statement. Mr. Vale stated that he likes the idea of having a shorter vision statement, but also like the things Mr. Gray had discussed. Mr. Vale stated that we might as well try and put some of the harder things on the table now.

Mr. Howland stated while he didn't rewrite the vision statement, he did think there could be a greater emphasis on the importance of maintaining tree-covered streets. Mr. Howland stated that where it says which attributes define the community, the first item that should be included is that the community is "defined by *tree cover and natural habitat*" in order to put the green piece up there with the importance of

architecture. Mr. Howland stated that the tree canopies over the streets and the natural environment is what sets Lower Merion Township apart.

Mr. Leswing stated that the vision statement included a line that the natural environment should be invested in; however, when driving through the town, one will see that there are a lot of invasive plants that are taking over.

Commissioner Gelber stated that she thinks that the second sentence of the proposed vision statement is great.

Lauren Wylonis, a member of the Merion Civic Association, stated that while she thinks that this is a well thought out statement, that it doesn't capture Merion. Ms. Wylonis stated that to her the statement captures more of downtown Philadelphia. Ms. Wylonis stated this statement doesn't say that this is a great place to live, walk your dog and experiment with tomatoes in your garden.

Mr. Leswing stated that he is sure that not everyone was here for the whole discussion on the vision statement over the course of the past couple of months. Mr. Leswing stated that staff started by recommending that the Planning Commission utilize the vision statement from 1937 that states, "Lower Merion Township has long been recognized as one of the most attractive suburban residential sections of the country. With extraordinary accessibility to a great city, it combines the charms of beautiful open country, fine houses, good roads, quiet woods and valleys. Its services, public and private are well and efficiently managed. It is a good place to live in."

Mr. Ritterband stated that he doesn't think that the 1937 vision statement is reflective of Merion. Mr. Ritterband stated that he thinks that it may be more reflective of Gladwyne, but not the entire Township.

Ms. Shell stated that she agrees with Ms. Wylonis that the quality of life issue should be included in the vision statement.

Ms. Wylonis stated that Merion should, in her opinion look more like the 1937 vision statement than Center City Philadelphia.

Mr. Leswing stated that we need to think about this as a Township.

Mr. O'Leary stated that maybe the word 'suburban' should be added.

A resident stated that the vision statement should say that it's 'historic'. The resident stated that in his mind it is not just fine homes, but the historic architecture that sets Lower Merion Township apart.

Mr. Vale asked Ms. Wylonis what things contribute to the high quality of life that are important to her.

Ms. Wylonis stated that safe neighborhoods that do not have an excessive amount of traffic are important to her. Ms. Wylonis stated that it's much harder to put those things that contribute to a quality of life into words. Ms. Wylonis stated that so many people move out of the city to find a place where they can have a yard for their dogs and raise their kids.

A resident stated that there are also people who move back into the City because they don't want to deal with the deer and whatnot that comes with having more open spaces.

Mr. O’Leary asked what everyone thought about included the words “*historic, suburban*” before residential neighborhood.

Mr. Leswing stated that he’s not sure that the word ‘suburban’ captures Lower Merion. Mr. Leswing stated that the term makes him think of fast food joints.

Mr. O’Leary stated that is why he was suggesting that the word “historic” be added in front of the word suburban.

Mr. Gray stated that the vision statement should get to the quality of life things like having a larger yard. Mr. Gray stated that the Comprehensive Plan should deal with the quality of life issues.

Mr. Howland stated that if you go back to the 1937 Plan and take the first sentence and continue onto the next sentence “With extraordinary accessibility to a great city” and add that to the 2011 vision statement that it may be more in line with what everyone is looking for.

Martin Piltch, a member of the Merion Civic Association, stated that this statement is leaning towards Lower Merion being a bedroom community. Mr. Piltch stated that he believes that the 1937 plan says it better.

Mr. Howland stated that the trouble with the 1937 plan is that it doesn’t help to tell us what to do.

Commissioner Gelber stated that there are other ways that people experience Lower Merion Township. Commissioner Gelber stated that people drive through the community and she really wants to preserve those vistas.

Mr. Leswing stated that preserving those vistas is a part of a larger, holistic idea, which is why words such as “pattern” are used in the vision statement. Mr. Leswing stated that Lower Merion Township was one of William Penn’s original Green Country Towns.

Ms. Shell stated that this vision statement is essentially describing Lower Merion, but she would like the vision statement to be more concise. Ms. Shell stated that she has an idea for a vision statement that she would like to present; it is “Preserve and enhance Lower Merion Township’s unique quality of life.” Ms. Shell stated that would be overall vision statement and then she recommends adding a mission statement. Ms. Shell stated that she would like to be starting with something short.

Mr. Howland stated that to him Ms. Shell’s vision statement doesn’t say anything. Mr. Howland stated that the vision statement could apply to every community in the country.

Ms. Shell stated that a mission statement could then be added to the vision statement. Ms. Shell stated that the vision is that the community wants to keep what they have.

Chad Graham, a member of the North Ardmore Civic Association, stated that here we are agonizing over the vision statement and wasting everyone’s time. Mr. Graham rhetorically asked how many times anyone has reviewed the 1937 vision statement before Mr. Leswing pulled it out and responded that probably no one had.

Ms. Graham stated that Ms. Shell's vision statement is motherhood and apple pie; it doesn't tell us anything.

Mr. O'Leary stated that there is a lot of word-smithing going on that is taking a lot of time, but at least now everyone is on the same page.

Teri Simon, a member of the Wynnewood Civic Association, stated that perhaps it would be best to have a contest. Ms. Simon proposed that each civic association should draft a vision statement and come back with it at the next meeting; the statement that gains the broadest support could win. Ms. Simon stated that we've been here an hour and a half and we are just on the vision statement. Ms. Simon stated that the civic associations present thought they were coming to work on something other than the vision statement.

Mr. Leswing stated that Lower Merion Township is a rather divided municipality in some ways. Mr. Leswing stated that this is an opportunity to put together a unifying statement. Mr. Leswing stated that staff didn't even propose a vision statement at this stage, but the Planning Commission thought it would be a good idea to have one going forward.

Mr. Howland asked if there is anyone who disagrees strongly with what has been said thus far.

Commissioner Gelber stated that an earlier statement that Ardmore is "urban" would be refuted by each of three civic associations in that area. Commissioner Gelber stated that she believes that if a contest were made for each of the civic associations to come up with a vision statement that we would all be surprised by the similarities that would come back.

Mr. Gray stated that the Planning Commission and staff have a lot of information that has been brought up by this group. Mr. Gray stated that there are threads of consistency here. Mr. Gray stated that the Planning Commission will take a vision statement from each of the civic associations and review them at the next meeting.

Mr. Leswing stated that at previous meetings staff received a lot of feedback from the Federation that the meetings haven't been accessible to the civic associations. Mr. Leswing stated that the major question staff needs an answer to is whether or not the recommendations are valid. Mr. Leswing asked if everyone still felt as though this is an exercise that we need to do. Mr. Leswing stated that as staff we'd like to ask for feedback regarding the recommendations.

Leigh Anne Smith, a member of the Bryn Mawr Civic Association, stated that she and other civic association members thought that they were coming to do one thing, and now they're doing something different. Ms. Smith stated that in regards to the schedule that was provided that she is concerned with the idea of waiting to review the Land Use recommendations until June or July. Ms. Smith stated that she doesn't know what the best use of everyone's time is. Ms. Smith stated that maybe it makes sense to talk about the Land Use Element at the next meeting.

Mr. Leswing stated that a schedule has been developed and that he feels strongly that the Economic Development piece has to come forward before the Land Use Element. Mr. Leswing stated that economic development would be viewed as such a nuisance if it was discussed solely by civic associations that it

may be recommended to limit all economic development. Mr. Leswing stated that is not practical in the larger context of the community.

Mr. Howland asked what is being picked up in Land Use Element that hasn't already been discussed.

Mr. Leswing stated that the Land Use Element has been broken into three sections; commercial, residential and institutional.

Ms. Smith stated that Mr. Leswing's explanation regarding the sequence of the proposed meetings makes sense, but that the timing was her major concern.

Ms. Simon asked if the Land Use Element drives a lot of the questions that we would naturally talk about later. Ms. Simon stated that until everyone can understand how they want the zoning to look, these other things seem to be add-ons. Ms. Simon stated that she's looked at the older comprehensive plans and they really talk about what the community uses in terms of land. Ms. Simon asked why Mr. Leswing put them last.

Mr. Leswing stated that he proposed to discuss the Land Use Element last because we are building to it. Mr. Leswing stated that Land Use is really the big one that coordinates all of the other elements together.

Mr. Watson stated that it is an independent variable versus a dependent variable. Mr. Watson stated that the Land Use Element is an independent variable and the rest of the elements are dependent upon that. Mr. Watson stated more importantly he would like to know what the timeline is.

Mr. Leswing stated that if the Planning Commission had a meeting about the Historic Preservation Element everyone interested in that topic would come forward.

Ms. Simon stated that the state has regulations for historic preservation and there is not much more that the Township can do.

Mr. Leswing stated that he disagrees with Ms. Simon completely. Mr. Leswing stated that using the standards established, the Township could increase the number of homes designated as historic today.

Hugh Gordon, a member of the North Ardmore Civic Association, stated that there is already a comprehensive rezoning underway on City Avenue. Mr. Gordon stated that for example, you have Community Facilities listed as an element, but the Township already has a plan for the libraries in place that is working. Mr. Gordon stated that the Board of Commissioners will be looking at the specific plan for guidance as opposed to a comprehensive plan. Mr. Gordon stated that what the civic associations want to look at are the fundamental issues.

Karen Aydt, a member of the Gladwyne Civic Association stated that she wants to talk about land use.

Mr. Hirsch stated that he had the same reaction as Ms. Smith did when he looked at the schedule. Mr. Hirsch recommended that the Planning Commission not spend time on the less fundamental elements. Mr. Hirsch stated that if people want to go into the main issue and dive into the Land Use Element, then we can back into those less fundamental elements. Mr. Hirsch stated that the Land Use Element is a core issue and he thinks that it should be put first.

Mr. Leswing stated that the schedule can be revised. Mr. Leswing stated that it may be possible to incorporate the Economic Development Element with the commercial section of the Land Use Element.

Mr. Hirsch stated that for the economic development workshop stakeholders should also be invited and things like tax base issues should be talked about. Mr. Hirsch stated that we should jump into the big issue since that is what people want to talk about.

Mr. Gray stated that with the Economic Development element we really have to understand the economics of the Township first. Mr. Gray stated that in order to preserve the ratable structure in the community you need to have so much in commercial, so much in residential, etc.

Mr. Hirsch stated that he understands the logic behind it but he thinks that people are interested in talking about these items. Mr. Hirsch stated that one of the things that was discussed with the budget was that the Township is not like Upper Merion and doesn't have that tax base.

Mr. Gray stated that we have to understand the economics first.

Mr. Hirsch stated that he disagrees. Mr. Hirsch stated that he believes that this can be rolled into one discussion. Mr. Hirsch stated that if the community wants to cut off commercial growth then it needs to understand the consequences.

Mr. Gray stated wouldn't you want to know what that equation is.

Mr. Hirsch stated that we should be able to show on a spreadsheet the amount of taxes that may be generated by new development in an area like City Avenue.

Mr. Watson stated that many of the civic associations here have fought against commercial area or institutions encroaching on the residential community.

Commissioner Gordon stated that when you get to the discussion about residential land uses there are typically three areas of concern: light, noise and traffic. Commissioner Gordon stated that an additional topic includes the Residential - R6A zoning designation. Commissioner Gordon stated that somewhere there should be a list that says "Thou shalt not build a 165' cell tower".

Mr. Leswing stated that this discussion has been very helpful and that staff will work to consolidate these upcoming meetings. Mr. Leswing stated that if the meetings are consolidated, then the schedule may also be expedited; ultimately we want to get to the recommendations. Mr. Leswing stated that he would try to narrow the upcoming meetings to three instead of five.

Ms. Smith asked everyone present to please take the time to read the recommendations in the Issues Report and become familiar with them. Ms. Smith stated that it's not fair to have people show up here and comment on the report when they haven't even taken the time to read it.

Ms. Simon stated that the Wynnewood Civic Association will have a draft vision statement to staff by the next meeting.

Mr. Leswing asked everyone to please take a look at the Issues Report and informed everyone that the Issues Report may be signed out tonight for anyone interested.

Mr. Watson stated that the Issues Report was provided to each of the civic associations' presidents and they are also available at each of the Township libraries.

Mr. Leswing stated that everyone's homework for next time is to read the recommendations and come back with feedback. Mr. Leswing drew the meeting to a close at approximately 9:10 p.m.

Meeting notes recorded by Carissa Koll-Hazelton, Planning Technician