



# Planning Commission Meeting Agenda

**FEBRUARY 3, 2020 – 7:00 p.m.**

Board Room, Township Building

*Co-Chairs: Harriet Ruffin & Scott France*  
*Members: George Ross, Tim Mathews, Bill Cook and Jerry Stern*

1. **PLANNING COMMISSION MEETING MINUTES – January 13, 2020**
2. **DISCUSSION - TENTATIVE SKETCH PLAN – 104, 108, 114, 120, 124, 130, 150 & 198 W. Lancaster Avenue, Ardmore, LD# 3843, Ward 4** – A proposal showing the demolition of all existing structures on the site and construction of a five-story mixed-use building containing 57,936 sq. ft. of commercial space, 279 apartment units, and 583 parking spaces. The plan also shows West Athens Avenue to extend through the site and connect to Greenfield Avenue.
3. **TABLED - TENTATIVE SKETCH OPEN SPACE PRESERVATION SUBDIVISION PLAN – 1543 Monk Road and 1420 Rose Glen Road, Gladwyne, SD# 3842, Ward 2** – A proposal showing the consolidation of four lots for the creation of 22 single family dwellings including retention of the existing historic estate house as a single family dwelling, conversion of four existing accessory buildings into four dwelling units with attached garages and the construction of 17 dwellings with attached garages. The plan also shows the creation of 18 stormwater management facilities, creation of 45.2 acres of preservation area and the construction of four new driveways to access the proposed improvements from Monk Road. The existing driveway on Monk Road is proposed to remain.
4. **RECOMMENDATION ON DRAFT ZONING CODE** – An ordinance to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning, amending that Chapter in its entirety, revoking the text as it now appears, and adopting new text, thereby effecting a comprehensive rezoning of the entirety of the land comprising the Township of Lower Merion, including specifically the following Articles: Article 1, Introduction, Article 2: Definitions; Article 3: General To Districts; Article 4: District Specific Standards; Article 5: Uses; Article 6: Special Districts; Article 7: Conservation & Preservation Overlays; Article 8: Parking Standards; Article 9: Sign Standards; Article 10: Supplemental Use Regulations and Nonconformities; and Article 11: Process & Procedures.
5. **RECOMMENDATION ON DRAFT ZONING MAP** – An ordinance to amend the Code of the Township of Lower Merion, Chapter 155, Zoning, by the adoption of a Zoning Map and the comprehensive rezoning, re-designation and/or reconfirmation of the zoning districts applicable to all parcels of land in the Township other than those parcels presently zoned in the BMMD - Bryn Mawr Medical District and the MC - Medical Center District, as they remain unchanged.
6. **RECOMMENDATION ON PROPOSED ORDINANCE TO AMEND CROSS REFERENCES TO THE ZONING CODE THROUGHOUT THE TOWNSHIP CODE** – An ordinance to amend the Code of the Township of Lower Merion, amending all cross references to the Zoning Code.
7. **RECOMMENDATION ON PROPOSED ORDINANCE TO AMEND CROSS REFERENCES TO THE ZONING CODE THROUGHOUT THE SUBDIVISION & LAND DEVELOPMENT CODE** – An ordinance to amend the Code of the Township of Lower Merion, Chapter 135, entitled Subdivision and Land Development Code by revising all cross references to Chapter 155, Entitled Zoning and to amend Table 1 Required Greening Standards by adding Village Center: VC, Town Center Districts: TC1 and TC2, and Rock Hill Road District: RHR.

<b>Building &amp; Planning Committee Meeting</b> <u><a href="#">Wednesday, February 12, 2020</a></u> Board Room, Township Building	<b>Board of Commissioners</b> <u><a href="#">Wednesday, February 19, 2020</a></u> Board Room, Township Building
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If an application is tabled, it is not forwarded to the Building & Planning Committee. To inquire if an application has been tabled please call 610-645-6271. If you have a disability & require auxiliary aid, service or other accommodations to participate in the proceedings, please call the Township Secretary at (610) 645-6145 to discuss how the Township can accommodate your needs. When addressing the Planning Commission, please state your name and address before making comments. As a courtesy to all, comments made from the audience during testimony or Planning Commission deliberation are not permitted and are not included as part of the public record. Public speakers are encouraged to summarize their comments and limit presentation to three minutes per item. Speakers representing a group are encouraged to limit their presentation to five minutes. The Planning Commission requests that the audience silence their cell phones at the beginning of the meeting.

