



# Planning Commission Meeting Agenda

October 7, 2019 – 6:00 p.m.

Board Room, Township Building

Co-Chairs: Harriet Ruffin & Sean Whalen

Members: George Ross, Tim Mathews, Scott France, Bill Cook, and Jerry Stern

## 1. PLANNING COMMISSION MEETING MINUTES –September 9, 2019

2. **TABLED** - Preliminary Subdivision Plan – 112 Bryn Mawr Avenue, Bala Cynwyd, SD# 3830, Ward 9 – A proposal to subdivide the existing property into two lots. The existing dwelling, a Class II Historic Resource, is proposed to remain. The plan also shows the construction of a new single family home.
3. **TABLED** Tentative Sketch Plan – 38 W. Lancaster Avenue, Ardmore Theater, Ardmore, LD# 3838, Ward 4 – A proposal showing the construction of a seven-story building containing 18 two, three, and four bedroom condominiums, 4,000 sq. ft. of retail, one level of underground parking containing 17 parking spaces and one level of at grade parking within the building envelope containing 15 parking spaces. An additional eight surface parking spaces are also proposed.
4. Preliminary Land Development Plan - 1860 W. Montgomery Avenue & 421 Saybrook Road, Lower Merion School District Middle School, Villanova, LD# 3829, Ward 6 – A proposal showing the demolition of all existing structures and the construction of a new middle school with a 108,113 sq. ft. footprint, construction of 198 surface parking spaces, an athletic track and multi-purpose field, a practice field, four tennis courts and miscellaneous stormwater management facilities. The school will be accessed via a driveway from Montgomery Avenue.
5. **TABLED** Tentative Sketch Open Space Plan – 950 Stoke Road, Villanova, SD# 3834, Ward 6 – A proposal to subdivide the property into two lots. The plan includes the construction of two new single family homes with the existing carriage house and log cabin shown to remain.
6. **TABLED** Tentative Sketch Open Space & Lot Line Change Plan – 930 Stoke Road and 1701 Mt. Pleasant Road, Villanova, SD# 3839, Ward 6 – A proposal showing the transfer of 41,633 sq. ft. from 930 Stoke Road to 1701 Mt. Pleasant Road and the subdivision of 1701 Mt. Pleasant Road into two lots. The proposal includes the construction of a new single family home on the newly created lot. The existing homes at 1701 Mt. Pleasant Road and 930 Stoke Road are shown to remain.
7. **PROPOSED ORDINANCE** – Mixed Use Special Transportation District/MUST - A proposed ordinance amending the MUST District to increase the required setback, establish a 39 foot maximum building height, delete the mixed-use height incentives, delete the penthouse height exception, limit the maximum height exception to 52 feet, and delete the required height for vertical articulation for parking structures.

**Building & Planning Committee Meeting**  
Thursday, October 10, 2019, Approx. 7 p.m.  
Board Room, Township Building

**Board of Commissioners**  
Wednesday, October 16, 2019, 7:45 p.m.  
Board Room, Township Building

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 limit their comments to three minutes. Speakers representing a group are encouraged to limit their comments to five minutes. The Planning Commission requests that the audience silence their cell phones at the beginning of the meeting.