

**HORSHAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, AUGUST 6, 2024**

A meeting of the Horsham Township Planning Commission was held on Tuesday evening, August 6, 2024 at the Horsham Township Municipal Building. The meeting was called to order at 7:00 PM by Chairman Eric Frary. In attendance were: Chairman Eric Frary, Recording Secretary David McCullough and commissioners Jeff Martell, Steve Quigley, Arezo Siegfried, and Stephen Vanhorn. Also in attendance was Michael Shinton, P.E., BCO, Director of Codes & Community Planning. Absent were Vice Chairman Eric Coombs and Geoff Attanasio, P.E., Gilmore & Associates

Approval of Minutes:

Chairman Eric Frary requested a motion from the commission on the acceptance of the meeting minutes of June 4, 2024. A motion was made by Recording Secretary McCullough and seconded by commissioner Martell to approve the minutes of the meeting held on Tuesday evening, June 4, 2024. There was no discussion on the motion and the motion carried 6 – 0.

Subdivision and Land Development Applications:

JR Real Estate Group, LLC – 219 & 223 Keith Valley Road – Land Development Application (24-09-D)

The applicant requested a continuance to a future planning commission meeting.

Zoning Applications:

Worth Family Irrevocable Trust – 1336 Limekiln Pike – Special Exception Application (HZB 23-21)

Mr. Gregg Adelman, Esq., Mr. John Kennedy, AICP, Nancy Pine, Esq., and Carolyn Worth, were present to provide an overview of the special exception application. This is the first review of the special exception application. The applicant, Worth Family Irrevocable Trust, is proposing the preservation and restoration of the existing historical structures on the property located at 1336 Limekiln Pike in conjunction with the development of the parcel for 34 new single-family dwellings. In accordance with the requirements for special exception approval, this application is being forwarded to the Planning Commission to review the proposed changes to the parcel for their impact on the health, safety and welfare of the Township including, but not necessarily limited to, traffic impacts, water supply and sewerage.

Mr. Adelman reviewed the application noting the intricacies and required steps contained within the historic resource overlay district ordinance. They recently hosted the Historical Advisory Commission for a tour of the property and structures. They will be issuing a recommendation for the restoration of the structures, which are in relatively good condition. Mr. Adelman noted that the applicant intends to develop the property as a residential subdivision with 34 new lots. The preservation and restoration of the existing historic resources on the site allows them a 20% density bonus over the underlying R-2 zoning district requirements.

Mr. Kennedy reviewed the steps undertaken to determine the base development yield, which was determined to be 29 dwellings. The township engineer has confirmed this number. Mr. Kennedy presented those yield plans and the proposed “cluster” plan which reduces the lot sizes but provides approximately 52% open space on the parcel. The applicant would also provide a trail easement along the eastern tributary on the parcel for a future trail connection. There would also be no encroachment by the development within the riparian corridor with the cluster plan presented. The open spaces and stormwater management facilities would be owned and maintained by an HOA.

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Mr. Adelman noted that the applicant conducted a traffic study, which was reviewed by the township engineer, and no impacts are expected as a result of the development due to the low number of dwelling units proposed. Water and sewer capacity is also available to service this development. Mr. Adelman also noted that the current plan would have the existing historic resource remain a residential use. The planning commission was generally supportive of the conceptual plan presented and the restoration of the historical resource.

There was no public comment.

Commissioner Martell made a motion to recommend special exception approval, seconded by Recording Secretary McCullough subject to the following conditions:

- Compliance with the June 28, 2024 Appel Design Group report.

There was no further discussion on the motion and it passed 6 – 0.

Conditional Use Applications:

NONE

Commission Discussion & Committee Reports

NONE

Next Meeting

The next scheduled meeting of the Horsham Township Planning Commission is scheduled for Tuesday evening, September 3, 2024 at 7:00 PM at the Horsham Township Municipal Building, 1025 Horsham Road, Horsham, PA 19044.

Adjournment

With no further business to be discussed, a motion to adjourn was made by commissioner Martell and seconded by commissioner Quigley. There was no discussion on the motion and the motion carried 6 – 0. The meeting was adjourned by Chairman Frary at 7:32 PM.

Respectfully submitted: _____, 8/7/2024


Michael D. Shinton, P.E., CZO, BCO
Director of Codes & Community Planning
Horsham Township