

**Township of Abington
Planning Commission Meeting
August 23, 2016**

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
	Cooper	Weggel	Gauthier
	Rosen	Spearman	Strackhouse

Pledge of Allegiance:

Agenda Items:

PC1: This is the application of **Shelley & Nicholas Schorsch**, owners of the property located at 1580 Warner Road, Meadowbrook, Pa. 19046. The applicant propose to subdivide an existing parcel of 7.86 acres in size into two parcels. Lot #1 has the required lot frontage on Mill Road and is proposed to be reduced to 4.22 acres in total lot area. Lot #2 is plotted at 3.64 acres in total lot area and has the required lot frontage on the private portion of Warner Road. The property is zoned within the R-1 Residential District of Ward #1. This application is known as SD-16-03.

PC2. This is the application of **Patrick Deacon**, applicant for the property located at 2718 Moreland Road, Willow Grove, Pa. 19090. The applicant proposes to subdivide the .64 acre site into two lots. Lot #1 will consist of 14,658 square feet and contain the existing single family dwelling and detached garage. Lot #2 is proposed at 13,525 square feet and is proposed for development of a single family dwelling. Both lots comply with the dimensional requirements of Section 304.3 of the Zoning Ordinance. The property is zoned within the R-4 Residential District of Ward #8 of the Township of Abington.

PC3: This is the application of **Brown Associates, LLC**, for the property located at 302 Holme Avenue and the vacant property known as Parcel #300007900008 fronting on Chancellor Avenue. The applicant proposes to relocate the existing shared property line and transfer 200 square feet of ground from 302 Holme Avenue to the vacant parcel. The lot area of 302 Holme Avenue will be reduced to 15,755.2 square feet and the vacant parcel will be increased to 7,634.2 square feet.

Both lots will conform to the dimensional requirements of Section 304.3 of the Zoning Ordinance of the Township of Abington. The vacant parcel is property for the development of a single family dwelling. The properties are zoned within the R-4 Residential District of Ward #4 of the Township of Abington. This application is known as SD-16-06.

PC4: This is the application of **Robert Morris**, applicant for the properties located at 1511 Susquehanna Road and 1112 Rydal Road, Rydal, Pa. 19046. The applicant proposes to relocate the existing property lines to create a third lot that will contain the existing carriage house. If approved, the carriage house is proposed to be demolished and a new single family dwelling constructed. The plan submitted for review has the proposed new lot fronting on Susquehanna Road and having the minimum one acre lot area. The properties are zoned within the R-1 Residential District of Ward #1 of the Township of Abington. This application is known as SD-16-07.

Adjournment

Note: The next scheduled meeting of the Planning Commission will be on Tuesday, September 27, 2016 with a 7:30 p.m. start time.