

April 26, 2018

The monthly meeting of the Lower Moreland Township Planning Commission was held on the above date in the meeting room at the Township Building. Present were Messrs. Mayer, Rubin, Frey, Chapman, Cohen and Mrs. Souder, Planner Stephen Gabriel, Commissioner Kuritz, Assistant Manager Montagnon and Clerk Matyas.

Chair Frey called the meeting to order at 7:00 P.M. The Pledge of Allegiance was recited.

The minutes of the March 22, 2018 Planning Commission meeting were approved.

CU 18-02 1054 Sorrel Road/Kim Shallcross & Sharon Fuller presented by Mr. John Howland, Esquire introduced the owners of the property and himself. He talked about the Conditional Use application and that it is permitted in the residential district. He noted that the use, a nursing care facility, will take place in a residential home and is allowed by a Conditional Use application. Mr. Howland explained that currently there are 2 individuals being cared for in the home and what a nice use this is for the elderly.

Mr. Howland noted there are requirements for a Conditional Use application and the applicants met all of them. He talked about the different houses in the neighborhood and the applicant's home is a traditional residential home. Mr. Howland noted the operations plan was not submitted due to the nature of the business but any questions about their business can be answered tonight. He explained that there are minor changes to the inside to make things safer in the home.

Kim Shallcross talked about the business in her home. She stated she and her wife, Sharon Fuller, own the house and business and they care for the people in a kind and humane way. Family members are permitted to visit and have use of the whole house is available for the people in their care.

Mr. Stephen Gabriel, Township Planner, talked about the conditional use process explaining that after this meeting there will be a hearing at the Board of Commissioners meeting. He talked about how some uses in the Zoning Code fall under Conditional Use category which requires reviews from the Township to make sure the use is indeed appropriate for the neighborhood. Mr. Gabriel stated there is one non-conforming lot line that is legal and noted on the plan, and one requirement that was not met which was the submission of the operations management plan. He suggested going over the operations of the business verbally with the Board so there is an understanding of how it works. Mr. Gabriel explained the use is a residential use with residential standard, no clients or customers or delivery trucks.

Mrs. Souder asked if this use is a business and Mr. Howland replied yes. Mrs. Souder asked about the handicapped requirements for a use like this. Ms. Fuller replied if there are less than 3 people being cared for in the home, there are no handicapped requirements

Mr. Gabriel noted this regulation is similar to a home daycare with 6 or fewer children there are no official requirements or daycare status. It is a family use, but more than 6 children would mean a daycare is being run from the home.

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Mr. Mayer asked if they already have 2 people in the home why are they here asking for another person. Mr. Howland replied they are allowed 3 people by code.

Mr. Rubin asked if they will take a third person if they receive approval and Mr. Howland replied yes.

Mr. Mayer asked how the people are chosen. Ms. Fuller replied usually a recommendation by a friend/church or Cairn Wood facility. If the person is not known to them, they do a background check before they agree to care for them.

Mr. Andy Frey noted that approval of the proposal will have a condition of adding a verbal or written operations management plan for the Board of Commissioners. Mr. Rubin asked if they know of other homes that do this work and Ms. Fuller replied there used to be one in Lansdale but she was not sure it's still open.

Mr. Andy Frey asked for a vote from the Planning Commission. All voted aye for recommending this Conditional Use application with a condition of an operations management plan be submitted.

New/Old Business

Mrs. Loreen Montagnon, Assistant Township Manager, noted that the Huntingdon Pike Streetscape bid was out and they hope to start work on the sidewalks soon.

Mrs. Montagnon explained there will be a May meeting.

Adjournment

There being no further business to come before the Planning Commission, a unanimous vote for adjournment was in order at 7:50 P.M.



Andy Frey, Chair