



# **GLADWYNE / PENN VALLEY UPDATE**

## *Lower Merion Ward 2 Report*

### **Commissioner JOSH GRIMES**

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**Greetings Gladwyne & Penn Valley Neighbors:** I'm pleased to report on issues of concern to residents of Lower Merion's Ward 2.

#### **GLADWYNE ACME CLOSING / CIVIC ASSOCIATION MEETING**

Many of you are already aware that the Gladwyne Acme (1025 Youngsford Road) will be closing in February. According to media sources, Acme is closing the store to focus its resources at other locations. Neither Acme nor the property owner have announced future plans for the building or the site.

The property is currently zoned C-1 Commercial, which permits a wide variety of commercial, institutional, and residential uses. It is also a non-contributing resource to the Gladwyne Historic District. Any new construction visible from the street would be subject to review by the Township's Historic Architectural Review Board (HARB) and approval of the Board Commissioners, based on the Township's historic district design guidelines.

Under the new Zoning Code as currently proposed, the Acme property would be designated as VC- Village Commercial Zoning. The intent of the Village Center District is to preserve and enhance the multifaceted uses of the Township's established commercial areas. VC Districts are the small commercial areas that function as neighborhood or village centers, generally compact, walkable in scale, with local retail, and occasional residential uses above the first floor. VC zoning allows both commercial and residential uses.

**The Gladwyne Civic Association will be holding a town hall to discuss the Acme situation this Tuesday, January 22<sup>nd</sup>, at 7:15pm at St. Christopher's Church, 226 Righters Mill Road in Gladwyne (note the location change).** I and other Commissioners will be there. Please consider attending.

#### **TRAFFIC ENFORCEMENT**

Unsafe driving is a constant concern in Gladwyne and Penn Valley, and throughout the Township. The LM Police Department devotes resources every day to combat speeding and other unsafe conditions. Frequently these efforts are focused on school zones and areas with a high number of complaints. It is an ongoing and constant effort.

For example, during the month of December 2018, the LMPD Highway Enforcement Team issued a total of 526 traffic citations, 409 traffic violation notices, and 260 faulty equipment notices.

Many residents have requested **speed humps** for their streets. You may have driven over recently-installed humps on Glenn Road near Suburban Square. Those humps were placed on a trial basis, and by all accounts the trial was successful. I expect that the Township will install additional speed humps at select locations this year, including some in Gladwyne. Other traffic calming measures will also be considered and implemented.

Speed humps should help to slow traffic. But no amount of Police officers and traffic calming measures will solve the problem of unsafe driving if we don't all slow down and observe speed regulations. Please respect our posted speed limits, and be especially careful around school zones.

#### **TOWNSHIP BUDGET ENACTED WITH NO TAX INCREASE**

At our December 19<sup>th</sup> meeting, the Board of Commissioners passed a responsible budget that allows taxes to remain at current levels for this year – the 8<sup>th</sup> straight year with no tax increase! There are minor increases in the solid waste fee charged for trash and recycling pickup, to account for increased disposal costs. Some other Township service fees also increased.

#### **NEW ZONING CODE**

The Township intends to enact its new and updated Zoning Code later this year. Copies of the draft Code are available at libraries and on the Township's website under the "Planning Division" page at <https://www.lowermerion.org/services/building-and-planning-department/planning-division/comprehensive-update-to-the-zoning-code-subdivision-regulations>.

The Board of Commissioners welcomes public participation in the process of developing the new Zoning Code. A series of public meetings is underway, all of which are open to the public. Meetings in the next few weeks are scheduled for the following dates (held in the Township Building):

- 01/23/19: Building & Planning Committee Meeting: Low/medium density single-family residential (Approx. 6 pm)
- 01/31/19: Regional Civic Association Meeting (7 pm - 9 pm): Haverford, Gladwyne, Bryn Mawr, Penn Valley, and Rosemont-Villanova
- 02/04/19: Monthly Township Planning Commission Zoning Update Discussion (6 pm – 7 pm)
- 02/07/19: Civic Engagement Committee Meeting (7 pm - 9 pm)
- 02/25/19: Regional Civic Association Meeting (7 pm - 9 pm): Ardmore Progressive, Ard-Wood, North Ardmore, Wynnewood, Shortridge, Penn Wynne, and Wynnewood Valley
- 02/27/19: Building & Planning Committee Meeting: High density residential/commercial (Approx. 6 pm)
- 03/04/19: Monthly Township Planning Commission Zoning Update Discussion (6 pm – 7 pm)
- 03/07/19: Civic Engagement Committee Meeting (7 pm - 9 pm)

This new Zoning Code will govern land use throughout Lower Merion for years to come. It will govern development of residences, commercial properties, and institutions such as schools and country clubs. Please take this opportunity to participate in our Township's future by reviewing the draft Code and attending public meetings.

#### **UPCOMING COMMUNITY EVENTS:**

***Gladwyne Civic Association Meetings:*** January 22 (7:15pm at St. Christopher's Church); February 26; and March 26 at the Gladwyne Fire House (February & March at 7:30pm).

#### **BOARD OF COMMISSIONERS MEETINGS:**

##### **(times & agendas subject to change)**

- January 23rd starting at 6:00 p.m.:
  - Building & Planning Committee – Zoning Code Update
- February 6th starting at 6:00 p.m.:
  - Monthly Committee Meetings
- February 20th starting at 7:30 p.m.:
  - Board of Commissioners Meeting

More information & Agendas: <http://www.lowermerion.org/government/about-lower-merion/township-calendar>

***Please feel free to share this newsletter with your neighbors!***