



PLANNING COMMISSION AGENDA - TUESDAY, MARCH 5, 2019
HORSHAM LIBRARY, 435 BABYLON ROAD, HORSHAM, PA 19044
7:00 P.M.

Call to Order

Approval of Minutes - January 8, 2018 Planning Commission Meeting

Subdivision and Land Development Applications

1402 Welsh Road LLC, 1402-1404 Welsh Road Land Development, (19-04-D)

First review of land development plans. Applicant is planning to merge the two properties and construct a new building. The new building is proposed to be an expansion of the existing automotive repair business. The applicant was granted variance relief from the Zoning Hearing Board on November 13, 2018 (HTHZB 18-24).

Envision/Matrix Limekiln LLC, 110 Park Road Subdivision, (19-01-S)

First review of subdivision plans. Applicant is proposing to subdivide the Carr Tract into two lots. The proposed lot 2, 17.81 acres, will be consolidated as part of the Envision/Matrix Limekiln LLC (Limekiln Golf Course), 1176 Limekiln Pike (19-03-D) Land Development application, an age-qualified residential development for 55 and older adults consisting of 496 units, recreational amenities and open space. On February 14, 2018 the Township's Zoning Map and Zoning Ordinance were amended to provide an Age-Qualified Development Overlay District on certain land in the R-1 and R-2 residential districts. The Carr Tract is included in the overlay district.

Envision/Matrix Limekiln LLC, 200, 300 & 304 Park Road Lot Line Change, (19-02-S)

First review of subdivision plans. Applicant is proposing lot line adjustments on three lots on Park Road. The proposed plan shows 0.126 acres being conveyed to 304 Park Road; 0.311 acres being conveyed to 300 Park Road; and 0.496 acres being conveyed from 200 Park Road to Envision/Matrix. The proposed lot line adjustments are part of the Envision/Matrix Limekiln LLC (Limekiln Golf Course), 1176 Limekiln Pike (19-03-D) Land Development application, an age-qualified residential development for 55 and older adults consisting of 496 units, recreational amenities and open space.

Envision/Matrix Limekiln LLC, 1176 Limekiln Pike Land Development, (19-03-D)

First review of preliminary land development plans. Applicant is planning an age-qualified residential development for 55 and older adults consisting of 496 units, recreational amenities and open space. The proposed plan shows 209 units in Phase One and 287 units in 'Future Phases'. On February 14, 2018 the Township's Zoning Map and Zoning Ordinance were amended to provide an Age-Qualified Development Overlay District on certain land in the R-1 and R-2 residential districts. The Limekiln Golf Course is included in the overlay district.

Zoning Applications - None

Conditional Use Applications - None

Board Discussion & Committee Reports

Next Meeting - Tuesday, April 2, 2019 at 7:00 pm at the Horsham Township Library

Adjournment