

CNCQ submitted proposed conditions of approval for St. Charles Seminary's application for a special exception. The Zoning Board makes its decisions based on Township ordinances, not our opinions, but these conditions give you a sense of what we would like to see the Board do. On the left side, we explain a little of our reasoning for each section.

Annotated

Proposed Conditions of Approval of Special Exception in Appeal #4336 Submitted by the Coalition for Neighborhood Character and Quality

We suggest that the enrollments and staffing be capped at the Seminary's own requested amounts – its forecasted maximum enrollments over the next 10 years – giving the Seminary room for the growth it hopes to achieve while still protecting the community against an unanticipated change in the use of the property.

This section limits the use of the property to the operations of the Seminary, exactly as the Seminary described in the Zoning Board hearings. This supports the Seminary's mission while protecting the community from a change in how the property is used.

1. The property for the Special Exception use shall be no less than 29 acres.
2. The residential student population of College and Theology Seminarians and those in the Spiritual Year program is limited to 250 at any one time.
3. The student enrollment in the Graduate Theology School must not reside on the property and is limited to 50 at one time and the enrollment in the Resident Graduate Theology School during the Summer is limited to 25 at any one time.
4. The Permanent Diaconate enrollment is limited to 90 at any one time.
5. The faculty and staff shall not exceed 110 of which no more than 15 may reside on the property at any one time.
6. The Archbishop's residential use is limited to the Archbishop and 3 staff and shall not be used by the Archbishop or the Philadelphia Archdiocese as an administrative office.
7. The Administrative Use of the property is limited to the operations of the Seminary and the Ryan Memorial Library and shall be located in the Upper Campus Buildings.
8. The College Building may only be used by the Seminary as a gym, dining facility, residence for the Archbishop and his staff and for religious uses of the Saint Martin of Tours Chapel and not for any other residential or dormitory uses or educational uses.



The Seminary should be used as a Seminary, and not as something else under the guise of long-term visitors, or as a retirement home.

The Seminary listed its current events in Exhibit A-4 and testified that they might be reduced but would not be expanded. This provision allows the current events to continue (as long as they are not in conflict with other provisions) and rules out expansion. (500 is the attendance at the largest current event.) We proportionally scale back the allowed size of events if the Seminary sells or leases any of its property.

Neighbors testified that parked cars clog nearby streets during Seminary events. We believe that Seminary event parking should be on-site.

9. No more than 5 visitors relating to the Seminary activities may live on the property at one time and only for short terms of less than a week.
10. Residential use of the Upper Campus buildings is limited to current faculty, residential Seminary students (including summer students), and visitors.
11. Use of the property shall be limited to the specifically listed Seminary-related events as per Exhibit A-4 with no more than 4 non-student/non-faculty participants per acre of property owned (not leased) by the Seminary as of the time of the event.
12. No more than 500 people in attendance at any event including students, faculty and staff.
13. Adequate on-site parking for all guests at all events must be provided on the property with strict prohibitions of on-street parking by attendees which shall be enforced by the Seminary's security.
14. The Seminary must open the grass area set aside for reserved parking for parking of vehicles when the attendance by non-faculty, staff or students at an event exceeds 100 persons.
15. For events with more than 100 expected (non-faculty, student and staff) attendees, the entrance of vehicles shall be from Lancaster Avenue only.



A mechanism for verification.

This supports the Seminary's mission for its students while precluding turning it into a camp or retreat.

The Seminary's proposal moves internal traffic circulation closer to the neighbors; this helps to preserve quiet.

Don't put the ugly stuff by the neighbors. It's not there now.

We believe the Seminary is subject to the Township's open space ordinance. The Seminary already has 50 percent open space and testified that it is not adding any structures, so this does not create any extra burden.

16. The Seminary must file an Annual Report with the Township Zoning Officer within 45 days after the end of each calendar year of setting forth the number of students/faculty/staff/guests/events/attendance at each event. The Annual report shall be certified by the Rector as accurate and shall be available for public review at the Township.
17. No youth summer camp or youth group uses are permitted on the property.
18. Sports facilities and fields use on the property is limited to the then current Seminary faculty, staff and students. No uses by outside groups or rentals.
19. No groups may arrive or depart the property using buses or vans larger than 8 passengers.
20. Trash pickup shall be limited to once a week during weekdays between 8am – 5pm.
21. Food service deliveries shall only occur during weekdays and only between 8am – 5 pm.
22. All other delivery trucks (UPS, FedEx) must deliver during the weekday and only between 8am - 5pm.
23. Trash and refuse containers must be stored in internal courtyards or inside buildings on the property and not be located on the side of the property facing Periwinkle Lane, Strawberry Lane and Honeysuckle Lane.
24. Open space preservation ordinance covenants must be complied with on 50% of the entire property used for the Special Exception.



Be a good neighbor!
Currently, the Seminary does not meet Township code along the Indian Creek boundary – and has asked to be exempt from doing so. We think the Seminary should abide by the zoning code so the neighbors do not have to look at parking lots, machinery, or have lights shining into their rooms.

The Seminary sits well above the neighboring Indian Creek properties, so low lights on the new parking lot will keep the light from spilling into neighboring properties.

The proposed South Highland gate is unsafe. Since the Seminary was adamant to the Zoning Board that it is not subdividing its property, it easily can keep using the current main gate.

25. 20' landscape buffer that meets the buffer requirements Chapter 101 of the Township Code must be installed along the entire residential boundary with houses on Periwinkle Lane, Strawberry Lane, and Honeysuckle Lane with appropriate water-retention systems and berms to eliminate runoff of water onto Periwinkle Lane, Strawberry Lane and Honeysuckle Lane properties.
26. There must be a maintenance, replacement and operation plan for buffer plantings enforceable by Township in accordance with Chapter 101 of the Township Code.
27. Lights on side of Upper Campus Buildings facing abutting residential properties on Periwinkle Lane, Strawberry Lane and Honeysuckle Lane must be replaced with lights that do not to shine onto those properties.
28. Low height lights must be used in new parking lot abutting Periwinkle Lane.
29. Lights in all parking lots and other outside locations should go off at 11 pm.
30. No ingress/egress is to be allowed from any entrance or gate along E. Wynnewood Rd other than through the Seminary Boulevard entrance as long as the Seminary owns the land that includes the Seminary Boulevard entrance.
31. Once the Seminary no long owns the Seminary Boulevard ingress/egress to the property must be from Lancaster Avenue.
32. Construction vehicles must use Lancaster Avenue entrance for ingress/egress to the property.

