

**Town of Wyoming**  
**Planning & Zoning Commission**  
**Minutes of March 22, 2017**

**Call to Order:** The meeting was called to order at 7:30 p.m. by Jonny Johnson.

**Members Present:** Dr. Phyllis Brooks Collins, Ernie Piazza, Jonny Johnson, Don Pommell

**Absent:** Tiffany Rife

**Town Council Members Present:** Mayor Dale Rife

**Town Staff Present:** Town Clerk, Laura Connor

**Guests:** Sid Groves; John Steele, WSFS Retail Operations; Barb Harris, WSFS AVP/Retail Office Manager; Sal Bwint, WSFS Architect; Joe Podgainey, WSFS VP Real Estate Operations

**Adoption of Agenda:** A motion to adopt the agenda was made by Mr. Johnson, seconded by Mr. Piazza, and unanimously approved.

**Adoption of Previous Minutes:** Previous minutes were not available

**New Business:**

**WSFS Presentation**

Representatives from WSFS bank presented the plans of the demolition and rebuilding of the WSFS Bank located at 120 W. Camden Wyoming Avenue. Displays were provided and remain at the Town Hall for future viewing.

**Change in Permitted Uses and Structures – Article 4-1**

A draft ordinance was made available to amend the Land Use and Development Code to allow banks with drive-in facilities in the Town Center zoning district

At the time of adoption, the Land Use and Development Code did not permit banks with drive-in facilities within the Town Center zoning district. Any current bank structures with drive-in facilities were grandfathered. WSFS bank has decided that it is safer and more cost effective to demolish the current bank and build a new structure.

A Public Hearing is scheduled for Monday, April 3, 2017 at 7:00 p.m.

*Mr. Johnson moved with a second by Mr. Piazza to move forward on creating a final ordinance to make the necessary changes to Article 4-1 of the Land Use and Development Code to allow banks with drive-in facilities within the Town Center zoning district. Dr. Collins, Mr. Piazza, Mr. Johnson and Mr. Pommell, Aye. None opposed. Motion carried.*

**MOU between Town of Wyoming and Office of State Planning**

A draft Memorandum of Understanding (MOU) was presented and discussed. This item was tabled until the next meeting.

**Old Business:**

**Possible future land use change on Railroad Avenue**

No updates were provided or discussed.

**Next Comprehensive Plan Amendment**

No updates were provided or discussed.

**Adjournment:**

A motion to adjourn the meeting was made by Mr. Johnson, seconded by Mr. Piazza, and unanimously approved. The meeting was adjourned 9:30 p.m.

Laura Connor  
Town Clerk