

February 1, 2017

TO: North Wales Borough Council

FROM: Peter Myers, Chairman – North Wales Borough Planning Commission

RE: North Wales Borough Planning Commission - 2016 Annual Report of Activities

This memorandum will serve as the North Wales Borough Planning Commission 2016 Annual Report of Activities.

The members of the Commission were: Sal Amato (through June 2016 meeting), Gregory J. D'Angelo, Lillian Higgins (beginning July 2016 meeting), Alec Jacques, Peter Myers, and Mark Tarlecki.

Ten official meetings were held during 2016: January 6, February 3, March 2, April 6, June 1, July 6, August 3, September 7, October 5, and November 2. There was no May meeting and the December 7th meeting was informal, with no action taken, due to the lack of quorum.

1. January

- Representatives from the Montgomery County Planning Commission made a presentation regarding their capability to provide support/input for the Borough Comprehensive Plan update.

2. February

- Informal discussion of Station Place plans, 501 East Walnut Street. The applicant was not present and no action was taken.

3. March

- ZHB #Z-16-01, Caracausa Acquisitions, LP. The Planning Commission reviewed the ZHB application and voted to recommend that the Zoning Hearing Board grant the requested variances for 201 West Walnut Street.
- ZHB #Z-16-02, Jane Keyes. The Planning Commission reviewed the ZHB application and voted to recommend that the Zoning Hearing Board grant the requested variances for 208-210 South Fifth Street.

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4. April

- Discussion of Borough Comprehensive Plan Update and formation of Steering Committee.
- Informal review of sketch plan of properties situate 113 South Third Street and 311 and 401 East Walnut Streets.

5. June

- Review of the Borough Comprehensive Plan preparation process by representatives of the Montgomery County Planning Commission.

6. July

- ZHB #Z-16-04, Caracausa Acquisitions, LP. The Planning Commission reviewed the ZHB application and voted to recommend that the Zoning Hearing Board grant the requested variances for 432 Shearer Street.
- Informal review of 307 Shearer Street subdivision options.

7. August

- ZHB #Z-16-05, Jane Keyes/Kross Keyes Property Management. The Planning Commission reviewed the ZHB application and voted to recommend that the Zoning Hearing Board grant the special exception for properties situate 113 South Third Street and 311 and 401 East Walnut Streets.
- ZHB #Z-16-06, Anthony Geleff. The Planning Commission reviewed the ZHB application and voted to recommend that the Zoning Hearing Board grant the requested variances for 333 Shearer Street.
- Preliminary review – 215 Church Street land development proposal. Anthony Ciccocelli, property owner, reviewed the three options to develop the subject property and the variances which would be requested with each option. The opinion of the Planning Commission was that the applicant had not proved a zoning hardship to support a variance.

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8. September

- Zoning review of “Preliminary Proposed Renovations” plans for 402 East Walnut Street. The Planning Commission stated they were in favor of the proposed overall redevelopment of the subject property, subject to the Findings of Fact outlined in the Certificate of Appropriateness recommended by HARB and approved by Borough Council on July 26, 2016.
- Preliminary review – Special Exception request for a tattoo studio at 401 East Walnut Street.

9. October

- ZHB #Z-16-07, 401 East Walnut Street. The Planning Commission reviewed the ZHB application and voted to recommend that the Zoning Hearing Board not grant a variance because no hardship had been proved but the Planning Commission would support a special exception to allow this use in the CBD District if the Borough Zoning Ordinance were amended to allow this use as a special exception in the CBD District.

10. November

- ZHB #Z-16-08, 402 East Walnut Street. The Planning Commission reviewed the ZHB application and voted to recommend that the Zoning Hearing Board approve the variances.

11. December - This was an informal meeting due to the lack of a quorum.

- A representative from the North Wales Water Authority reviewed a pending grant application before the PA Department of Community and Economic Development for an inflow and infiltration rehabilitation project on Elm Avenue. The grant requires a letter of support from the Borough Planning Commission, which was reviewed by the Planning Commission and signed by Mr. Tarlecki.
- Preliminary review of revised plans for 432 Shearer Street – Comments were received from a resident and the MCPC representative on the current submission for a twin dwelling. The applicant was not present.

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In 2017, the Planning Commission plans to focus on several key points as follows:

- Continue to participate in and contribute to the Borough Comprehensive Plan Update process.
- Continue to provide recommendations to Borough Council for Land Development reviews, by providing an emphasis on the importance of:
 - Real justification for variances (e.g. a true hardship proven by the applicant).
 - Developer-provided infrastructure as part of land development projects (new curbs, sidewalks, street trees, etc.).
 - Developer-provided quality finishes on buildings and homes (e.g. some stone and brick vs. all siding).
 - Providing informal input to Borough residents and businesses as they present sketches, concepts and ideas, prior to their undertaking the land development process.

In 2017, Planning Commission meetings will continue to be held on the first Wednesday of the month at 7 P.M.

Respectfully submitted,

Peter C. Myers, Chairman

cc: Christine Hart, Borough Manager
North Wales Borough Planning Commission