

**North Wales Borough Planning Commission Meeting**  
**August 2, 2017 Meeting Minutes**

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Commission members present were Gregory J. D'Angelo, Lillian Rudolph Higgins, Linda McAdoo and Mark Tarlecki; Peter Myers was absent. Borough Manager Christine Hart, Assistant Borough Manager/Zoning Officer Alan Guzzardo, and Margaret Dobbs Donnelly, Community Planner Montgomery County Planning Commission, were also in attendance.

Four members of the public were in the audience.

The meeting was called to order by Vice-Chairman Tarlecki at 7:02 P.M.

1. Approval of Minutes

A motion was made by Mr. D'Angelo, seconded by Ms. Higgins, to approve the minutes of the June 7, 2017 Planning Commission meeting. The motion passed 3-0 with Mrs. McAdoo abstaining.

2. Discussion/Review: 510 Beaver Street – Proposed Brewery

Manager Hart briefly reviewed the proposal by Ten7 Brewing Company to lease a portion of the existing building at 510 Beaver Street to operate a brewery with a small bar and indoor and outdoor seating areas.

Because a completed Zoning Hearing Board application has not yet been filed, the Planning Commission review was based on a review of the July 24, 2017 letter prepared by Kimberly A. Freimuth, Esq. and supporting documents.

Present for the applicant:     Robert Heger  
  Joanne Heger  
  Karen Coleman  
  Don Coleman

Mr. Heger reviewed the Site Plan that shows a proposed indoor seating area and brewery, two outdoor seating areas - 14' x 14' in the front of the building and 80' x 35' gravel outdoor seating area on the north side of the building. The Site Plan shows three parking spaces in the front of the building, one ADA parking space, and seven spaces in the gravel parking area in front of the proposed brewery.

Mr. Tarlecki asked about the size of the brewery and Mr. Heger responded the current warehouse is 2,400 square feet. In response to a question about timing, Mr. Heger stated they hoped to be open by spring of 2018.

Planning Commission members and Borough staff discussed problems with proposed parking in the gravel area and backing out to Beaver Street.

Mrs. Donnelly had the following questions and comments:

- Would food be provided? Mr. Heger replied that snacks were a possibility.
- Number of employees – Mr. Heger replied that there would be four at the present time.
- Variances would be needed for parking.
- The property is situated in the TOD District, which is pedestrian-oriented. She would like to see the plan incorporate pedestrian access, sidewalks, a bike rack, facade improvements, and green landscaping on the Beaver Street frontage.

Mrs. McAdoo asked about:

- Seating in the outdoor seating areas. Mr. Heger responded there would be two picnic tables in the 14' x 14' concrete area with bollards in front of the three parking spaces and 4 picnic tables plus chairs in the 80' x 35' gravel outdoor seating area.
- Hours of operation – Thursday and Friday, 4 – 9 PM; Saturday and Sunday 12 – 9 PM.
- Delivery trucks – In the front of the building.
- Lighting
- Dumpster which is currently in front of the ADA parking space – Would need to be relocated but not sure where.

Mr. Tarlecki noted that the north side of the property was adjacent to residences and his concern about the possibility of outdoor noise from the gravel seating area.

Mr. Guzzardo discussed his zoning review letter dated August 2, 2017 which states that the proposed use and layout of the site does not comply with the Borough Zoning Code because a brewery is not a permitted use in the TOD zoning district and issues with parking and landscaping.

After discussion, the Planning Commission agreed that a memo should be prepared and sent to the Borough Zoning Hearing Board supporting this proposal, recognizing that variances and/or relief will need to be granted by the Zoning Hearing Board for the proposed use [Section 208-102.B.(6)] and parking [Section 208-104.B.(1)], based on the letter issued by the Borough Zoning Officer, Alan Guzzardo, dated August 2, 2017.

3. Discussion/Review: 215 Church Street – Subdivision/Zoning – Preliminary Review

Manager Hart reviewed the proposal for a use variance to convert the existing single-family home at 215 Church Street into twins. She noted that the property has received HARB approval to remove and relocate the side porch once the land development plan has been approved. A single-family home is proposed on Lot 3 (the lot between 215 Church Street and the house at 211 Church Street). Mr. Guzzardo stated that Lot 2 will also need a variance for lot area and lot width.

Because a completed Zoning Hearing Board application has not yet been filed, the the Planning Commission review was based on a review of Sketch Plan 4, prepared by MD Site Consultants, dated 05/27/2016.

Mrs. Donnelly stated that this was a good plan, although she would prefer a shared driveway for Lots 2 and 3 if possible but recognizes that the utility pole at the curb would have to be moved.

After discussion, the Planning Commission agreed that a memo should be prepared and sent to the Borough Zoning Hearing Board supporting this proposal, recognizing that a variance and/or relief will need to be granted by the Zoning Hearing Board.

There being no further business a motion was made by Mr. D'Angelo, seconded by Mrs. McAdoo, to adjourn the meeting. The meeting adjourned at 8:35 PM.

Respectfully submitted,

Mark Tarlecki, Vice Chairman