

North Wales Borough Planning Commission Meeting
June 7, 2017 Meeting Minutes

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

One member of the public was in the audience.

The meeting was called to order by Chairman Myers at 7:02 P.M.

1. Approval of Minutes

A motion was made by Mr. Myers, seconded by Mr. D'Angelo, to approve the minutes of the April 5, 2017 Planning Commission meeting. The motion passed 4-0.

2. Review of SD-16-01 – 501 East Walnut Street “Station Place”

Present for the applicant: Greg Fynn, Owner
Martin J. Eustace, III, Eustace Engineering

Mr. Eustace reviewed the plans to construct 10 townhouses on the subject property which is in the R-C Residential District and the relief granted by the Borough Zoning Hearing Board for townhouses, building height, lot size, and impervious coverage. He stated that studies had concluded that it was not economically feasible to preserve McKeever's. The Preliminary Land Development Plan dated October 15, 2015 was reviewed. This shows a total of 10 townhouses to be constructed, five facing 5th Street and five facing 6th Street. Review letters were issued by MCPC on July 1, 2016 and the Borough Engineer on July 5, 2016; to date the applicant has not responded to the issues raised in these letters.

Chairman Myers reviewed the history of this project. Manager Hart noted the project had an extension until June 30, 2017 and reviewed the procedures for review of the plan by the Planning Commission and Council.

Mr. Flynn stated that they were asking for comments from the Planning Commission.

Mr. Tarlecki stated that he preferred the informal rendering of stacked townhomes which was discussed at the Planning Commission meeting on April 5, 2017 but understood this would require returning to the Zoning Hearing Board.

Mr. D'Angelo stated that he felt the rendering was worth exploring.

Ms. Donnelly reiterated the recommendation and review comments in her July 1, 2016 review letter to make the project more compatible with the existing residential neighborhood.

Audience Comment

John Davis, 230 S. Pennsylvania Avenue, stated that he preferred the rendering and not the original plan.

After a brief discussion it was decided that the Planning Commission will not meet in July unless land development/subdivision plans or a ZHB application(s) are submitted in June.

There being no further business a motion was made by Mr. Myers, seconded by Mr. D'Angelo, to adjourn the meeting. The meeting adjourned at 7:45 PM.

Respectfully submitted,

Peter Myers, Chairman