

North Wales Borough Planning Commission Meeting
February 1, 2017 Meeting Minutes

Commission members present were Gregory J. D'Angelo, Lillian Rudolph Higgins, Peter Myers and Mark Tarlecki. Commission member Alec Jacques was absent. Borough Manager Christine Hart and Margaret Dobbs Donnelly, Community Planner Montgomery County Planning Commission, were also in attendance.

Ten members of the public were in the audience.

The meeting was called to order by Chairman Myers at 7:00 P.M.

1. Approval of Minutes

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

2. Final Subdivision/Land Development Plan Review - 432 Shearer Street

No one was present for the applicant.

Mr. Myers and Mrs. Donnelly reviewed the Montgomery County Planning Commission letter of January 27, 2017. Mrs. Donnelly noted that while MCPC generally supports the applicant's proposal they did have concerns about the proposed housing layout and its impact on the neighborhood character. As an alternative, MCPC would recommend an alley access for the twin homes, either with a detached garage off the alley or an alley accessible driveway to attached rear-entry garages. MCPC also recommended that if sidewalks are not installed along the West Street frontage then perhaps a fee-in-lieu agreement could be considered and that the required replacement trees could be placed elsewhere in the Borough if Council would so approve. Mr. Tarlecki stated that he supported the MCPC recommendations contained in this letter.

Audience Comments

Loretta Weigner, 430 Shearer Street, expressed concern that the double front-loading garages and lack of landscaping along the property would affect the value of her property.

Elaine Fountaine, 439 Shearer Street, questioned why the driveways could not come in from the alleyway and also expressed concern about vehicles exiting the driveways onto Shearer Street directly opposite from where she parks her car.

Tim Weigner, 430 Shearer Street, stated that in his opinion the first plan with two single family detached homes was better.

Chris Wolkowicz, 200 West Street, stated that sidewalks should be installed along the West Street frontage of the property.

There was a discussion between audience members and the Planning Commission regarding the stormwater management plan, the proposed detention basin on each lot, and who would be responsible for the maintenance.

The Planning Commission made no new recommendation to Borough Council on this plan.

3. Planning Commission 2016 Annual Report of Activities

Manager Hart and Chairman Myers reviewed this annual report. A motion was made by Mr. D'Angelo, seconded by Mr. Tarlecki, to approve the 2016 Annual Report of Activities. The motion passed 4-0.

There being no further business a motion was made by Mr. D'Angelo, seconded by Ms. Higgins, to adjourn the meeting. The meeting adjourned at 7:55 PM.

Respectfully submitted,

Peter Myers, Chairman