

North Wales Borough Planning Commission Meeting
January 4, 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, Community Planner Montgomery County Planning Commission, were also in attendance.

Five 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

November 2, 2016. A motion was made by Mr. D'Angelo, seconded by Mr. Tarlecki, to approve the minutes of the November 2, 2016 Planning Commission meeting. The motion passed 4-0.

December 7, 2016. Mr. Tarlecki asked that the minutes be revised to note that he had advised the Borough Manager that he had a previous engagement and would not be able to attend the meeting. A motion was made by Mr. D'Angelo, seconded by Ms. Higgins, to accept the revised minutes. The motion passed 4-0.

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

Present for the applicant: David Caracausa

Manager Hart noted that this item was not on the published agenda but would be reviewed since the applicant was in attendance.

Mr. Caracausa reviewed the resubmission of the plans to subdivide the property into two lots and build 2 single-family semi-detached dwellings (twins) at 432 Shearer Street. The twins will face Shearer Street with double garages and driveways.

The December 13, 2016 review letter from Amy Riddle Montgomery, Borough Engineer, was reviewed. Manager Hart said that this review was based on plans with a revision date of 11/15/16. The plans distributed to the Planning Commission members this evening had a further revision date of 12/28/16, so a letter reviewing the latest revised plans will be forthcoming from the Borough Engineer.

Mr. Caracausa discussed the review letter, specifically the items under "Subdivision and Land Development Ordinance Comments" (pages 2 and 3 of the letter), and the requested waivers.

Planning Commission Comments

Mr. Myers stated that there should be sidewalks installed on the West Street frontage, and the other Planning Commission members agreed that this waiver should not be granted.

Maggie Dobbs, MCPC Planner, stated that the revised plans had not been received by MCPC and thus no review letter had been issued. However, she did state that MCPC would recommend sidewalks along West Street, that some of the 13 required replacement trees could be considered for planting elsewhere in the Borough if not planted on the subject property, and from a planning perspective driveways on the side or rear garages would be more in keeping with the neighborhood character of the residential street.

Mr. Tarlecki questioned the turning radius from the driveways and stated he would prefer to not have front-loading garages and driveways facing Shearer Street and Ms. Higgins would prefer no driveways in the front of the twins.

Audience Comments

Linda McAdoo, 412 Shearer Street, again asked that erroneous information on an adjacent property owner (Block 4, Unit 22) be corrected on the plan and noted that this request had been made previously with the 2015 plan submission and at the Zoning Hearing Board hearing. She also expressed concern about the turning radius out of the proposed driveways to Shearer Street and the close proximity to a stop sign.

Tim Weigner, 430 Shearer Street, stated he supported sidewalks being installed on West Street and that parts of the existing curb on West Street are in poor condition and replacement should be done as part of the construction. Mr. Weigner also questioned the plans for grading in the back yards.

Chairman Myers responded that the Borough Engineer is responsible for the stormwater management review.

A motion was made by Chairman Myers, seconded by Ms. Higgins, to recommend that North Wales Borough Council approve the plans and the requested waivers, with the exception that sidewalks along the West Street frontage should be required, and subject to compliance with forthcoming review letters of the latest revised plans from the Borough Engineer and MCPC. Sidewalks, either 4 or 5 feet wide, should be installed on the Shearer Street and West Street frontages. Regarding tree replacement, if it is determined that all of the 13 new trees required cannot be accommodated on the property it was

suggested that Borough Council consider planting these trees elsewhere in the Borough. The motion passed 3-1 with Mr. Tarlecki voting no.

3. ZHB Application Z-17-01 – 137, 139, and 141 South Main Street

Present for the applicant:

Peter Medica, AIA – Executive Vice President, Bonnett Associates Incorporated
David Quinn – President, North Penn Volunteer Fire Company
Michael Janssens – Chief, North Penn Volunteer Fire Company

Manager Hart reviewed the ZHB application for variances and special exceptions and briefly summarized the proposed improvements.

Mr. Medica reviewed the plans – AS-100, A-100, A-101, and A200 – which illustrate the proposed renovations to the first floor level to accommodate North Penn Volunteer Fire Company offices and the new 1 story addition to the Mill House to display the antique fire truck “Bertha” (137 South Main Street); the renovations to the ladder truck bay to allow for a new, larger ladder truck (139 South Main Street); and the new 2 story addition to the Firehouse including a new lobby and elevator to connect to the second story Club Room (141 South Main Street).

Manager Hart noted that HARB has recommended that a certificate of appropriateness be approved by Borough Council.

Planning Commission Comments

Mr. Tarlecki asked if the proposed elevation tower could also be a clock tower and the Fire Company representatives said that would be considered.

Chairman Myers asked about funding and Mr. Quinn replied that a \$3 million capital campaign would be undertaken.

Mr. Myers also asked if the new building materials would be compatible with the Main Street “look” and Mr. Medica replied that would be the case.

Mr. Quinn stated the new larger ladder truck would be delivered in November 2017 and that the new truck had better maneuverability for backing out on Main Street.

Manager Hart asked from a design standpoint if the antique bay door could be same design as the bay doors for the firehouse, to which Fire Company representatives agreed. She stressed the need for communication, coordination, and education throughout this construction project, which will impact Main Street traffic flow.

A motion was made by Mr. Myers, seconded by Mr. Tarlecki, to recommend that the North Wales Borough Zoning Hearing Board approve the subject application for variances and special exceptions from the North Wales Borough Zoning Ordinance for the properties situate 137, 139 and 141 South Main Street in the CBD – Commercial Business District, specifically:

Article XI, CBD Commercial Business District:

- Section 208-92, Impervious Surfaces
- Section 208-93, Front Yard Setback
- Section 208-94, Side Yard Setback
- Section 208-96, Lot Width
- Section 208-97, Parking
- Section 208-100, Lot Area

Article VII, General Provisions:

- Section 208-141, Off Street Parking and Loading, subsections C11 and C26
- Section 208-142, Special Parking Regulations

The motion passed 3-0 with Mr. D'Angelo abstaining.

A motion was made by Mr. Myers, seconded by Mr. Tarlecki, to recommend that the North Wales Borough Council approve the requested waiver from Article XVII, General Provision, Section 208-145, Land Development, for the properties situate 137, 139, and 141 South Main Street in the CBD – Commercial Business District. The motion passed 3-0 with Mr. D'Angelo abstaining.

There being no further business a motion was made by Mr. Myers, seconded by Mr. Tarlecki, to adjourn the meeting. The meeting adjourned at 8:10 PM.

Respectfully submitted,

Peter Myers, Chairman