

**North Wales Borough Planning Commission Meeting
October 5, 2016 Meeting Minutes**

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

Seven 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: September 2016

A motion was made by Mr. D'Angelo, seconded by Mr. Tarlecki, to approve the minutes of the September 7, 2016 Planning Commission meeting. The motion passed 5-0.

2. Zoning Review: #Z-16-07, 401 East Walnut Street

Applicant – Jane Keyes

At the September 7, 2016 the Planning Commission conducted a preliminary review of a special exception request to allow a tattoo studio at 401 East Walnut Street. However, when the ZHB application was filed the Borough Zoning Officer determined that tattoo studios were not permitted as a special exception in the CBD District and thus a variance would be required.

Ms. Keyes briefly reviewed the variance application to permit a tattoo studio on the second or third floor of Artisans Alley and stated signage would be similar to the other uses in Artisans Alley.

Chairman Myers noted that a variance request must show a hardship and he did not see that a hardship exists.

The Planning Commission then discussed the possibility of a text amendment to the Borough Zoning Ordinance, Schedule I, to allow a tattoo studio as a special exception in the CBD District. Ms. Dobbs reviewed the process for a text amendment, which could be requested by either the applicant or the Borough. The proposed amendment would have to be reviewed by the Borough Planning Commission, Borough Council, and the Montgomery County Planning Commission and advertised for adoption and the process would take no less than sixty days.

Mr. Tarlecki suggested that perhaps Schedule I of the Zoning Ordinance should be reviewed to see if other changes should be considered at the same time.

Manager Hart will contact the Zoning Hearing Board Solicitor, Bernadette Kearney, to see if she has any recommendations.

A motion was made by Chairman Myers, second by Mr. Tarlecki, that the Planning Commission would not recommend a variance be granted because no hardship had been proved, but would support a special exception to allow this use in the CBD District if the Borough Zoning Ordinance were amended by Borough Council to permit a tattoo studio as a special exception in the CBD District. The motion passed 5-0.

There being no further business, a motion was made by Mr. D'Angelo, seconded by Mr. Tarlecki, to adjourn the meeting. The meeting adjourned at 7:15 PM.

Respectfully submitted,

Pete Myers, Chairman