

**North Wales Borough Planning Commission Meeting
September 7, 2016 Meeting Minutes**

Commission Members present were Gregory J. D'Angelo, Lillian Rudolph Higgins, Peter Myers and Mark Tarlecki (arrived at 7:15 PM). Absent was Alec Jacques.

Borough Manager Christine Hart and Margaret Dobbs, Community Planner Montgomery County Planning Commission, were in attendance.

Approximately twelve 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: August 2016

A motion was made by Mr. D'Angelo, seconded by Ms. Higgins, to approve the minutes of the August 3, 2016 Planning Commission meeting. The motion passed 3-0.

2. Zoning Review: 402 East Walnut Street

Applicant – Jeryl Knechel, Knechel Realty

Manager Hart briefly reviewed the history of the subject property which has received a Certificate of Appropriateness, as recommended by HARB and approved by Council, to demolish the one story ell and dilapidated two car garage.

The Planning Commission reviewed the Preliminary Proposed Renovations (three pages) for the property situate 402 East Walnut Street, presented by Jeryl Knechel. The preliminary plan shows the existing annex to be removed, with the existing 2-story dwelling and a proposed 2-story apartment planned for the subject property.

Chairman Myers asked if the “bump out” on the existing building at the corner of Fourth and Walnut Streets could be removed to open up the corner of Fourth and Walnut Streets.

Manager Hart asked if the applicant would consider the HARB recommendation to move the lean-to to make the home L-shaped.

Mr. Tarlecki asked about plans for the building. Mr. Knechel responded that it would remain a duplex, he would try to keep the Colonial look, the floor plan will change, and parking would be provided for two cars/unit (total of four parking spaces on site).

Although there was no Zoning Hearing Board application to review and the specific zoning relief needed was not yet determined by the Borough Zoning Officer, the Planning Commission stated they were in favor of the proposed overall redevelopment of the subject property, subject to the Findings of Fact outlined in the Certificate of

Appropriateness recommended by HARB and approved by Borough Council at their July 26, 2016 meeting. The Planning Commission had the following concerns:

- The front addition facing Walnut Street at the corner of Fourth Street which is set right on the sidewalk.
- Parking on site. The applicant stated there would be parking for 2 cars/unit for a total of 4 parking spaces. The Planning Commission noted that ingress and egress on Fourth Street is very tight.

3. Preliminary Review: Special Exception Request Tattoo Studio 401 East Walnut Street

Applicant – Jane Keyes

Tattoo studios are not a permitted use in the CBD Commercial Business zoning district and therefore a special exception to allow this use would be required.

Ms. Keyes stated that the tattoo studio would be a small studio on the second or third floor of the property situate 401 East Walnut Street (Artisans Alley) and business would be by appointment only.

Chairman Myers asked about signage. Ms. Keyes replied that signs for the tattoo studio would be similar to existing signs at Artisans Alley. Manager Hart stated that Artisans Alley is a part of the Historic Preservation Overlay District and thus signage is subject to the regulations in that district.

Mr. Tarlecki stated that he believes the Borough needs to encourage a diversity of businesses and the proposed location for a tattoo studio was a good one.

Donna Mengel stated that as a good neighbor she would support this use in this location.

Pat Graham asked if this would then allow other tattoo studios. Chairman Myers responded that each application for a tattoo studio would require its own special exception application; that if granted by the Zoning Hearing Board the special exception approval is only for that specific location.

There being no further business, a motion was made by Mr. Tarlecki and seconded by Mr. D'Angelo to adjourn the meeting. The meeting adjourned at 7:35 PM.

Respectfully submitted,

Pete Myers, Chairman