

**North Wales Borough Planning Commission Meeting
November 2, 2016 Meeting Minutes**

Commission Members present were Gregory J. D'Angelo, Lillian Rudolph Higgins (arrived at 7:05 PM), Alec Jacques, Peter Myers and Mark Tarlecki. Borough Manager Christine Hart and Margaret Dobbs, Community Planner Montgomery County Planning Commission, were also in attendance.

Six 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: October 2016

A motion was made by Mr. D'Angelo, seconded by Mr. Jacques to approve the minutes of the October 5, 2016 Planning Commission meeting. The motion passed 4-0.

2. Zoning Review: #Z-16-8, 402 East Walnut Street

Present for the applicant: Jeryl Knechel, Knechel Realty
E. Timothy Clemmer, Architectural Drafting & Design Services

Manager Hart briefly reviewed the subject Zoning Hearing Board application for variances from the Borough Zoning Ordinance Sections 208-49, Lot area; 208-50, Impervious area; 208-51, Front yard; 208-52, Side yards; 208-53, Rear yard; 208-54, Lot width; and 208-56, Parking and access. This property was previously reviewed on a preliminary basis by the Planning Commission at their September 2016 meeting. The property has received a Certificate of Appropriateness, as recommended by HARB and approved by Council, to demolish "Existing Unit 2 Addition" and the "Accessory Building" (#1 and #2 on the Demolition Plan exhibit). Demolition of these two buildings is contingent upon approval of plans for proposed construction. Existing conditions of the property at the corner of East Walnut and Fourth Streets were reviewed by Manager Hart.

Mr. Clemmer reviewed the application and the attached exhibits.

- a. "Existing" Exhibit showing the existing buildings, noting that "Existing Unit 2 Addition" extends off the original single-family dwelling and the "Accessory Building" is a parking shed. The property is a non-conforming lot in the RM – Residential Multifamily Zoning District.
- b. "Demolition" Exhibit showing the areas proposed to be demolished: "Accessory Building, Existing Unit 2 Addition, and Existing Two-Story Addition".

- c. “Proposed Construction” Exhibit showing the proposed new construction: The proposal is to renovate the original single-family dwelling, replace the 2-story addition, and construct a new semi-detached unit 2 addition. Two residential units are proposed, each with 2 bedrooms, and a total of four parking spaces. Mr. Clemmer stated the intent is to maintain the historic look architecturally.

Mr. Knechel stated that the adjacent neighbor had been kept informed of the plans and is supportive.

Planning Commission Comments

Mr. Tarlecki asked about plans to protect the surrounding area during demolition and Mr. Clemmer responded that demolition would occur in place.

Manager Hart and Chairman Myers asked about providing a parking buffer of low shrubs. Ms. Dobbs inquired about a buffer for the parking spaces at the rear of the property and the existing driveway of the adjacent property.

Audience Comments

Jim Sando, 402 School Street, asked why there was a porch connection shown from “#2, Replace 2-story Addition”, to “#3, Proposed Unit 2 Addition”. Mr. Clemmer replied that this was a covered entrance from the parking area to “#1, Original Single-Family Dwelling”.

John Davis, 230 South Pennsylvania Avenue, asked about pervious and impervious surface coverage. Mr. Clemmer referred to the “Summary RM Zoning District” exhibit which shows existing total impervious (max.) as 3,314 square feet (79%) and proposed total impervious (max.) as 3,160 square feet (75%).

Donna Mengel, property owner 414 East Walnut Street, stated this was an excellent plan to improve the property.

A motion was made by Chairman Myers, seconded by Mr. Tarlecki, to approve the request for variances from Sections 208-49, Lot area; 208-50, Impervious area; 208-51, Front yard; 208-52, Side yards; 208-53, Rear yard; 208-54, Lot width; and 208-56, Parking and access. The motion passed 5-0.

3. Review SALDO Plans for 501 East Walnut Street – Station Place

Manager Hart announced that this item had been withdrawn from the agenda at the request of the applicant, who has signed an additional 90 day extension until February 28, 2017.

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 7:35 PM.

Respectfully submitted,

Pete Myers, Chairman