

February 8, 2018

TO: North Wales Borough Council

FROM: Peter Myers, Chairman – North Wales Borough Planning Commission

RE: North Wales Borough Planning Commission - 2017 Annual Report of Activities

This memorandum will serve as the North Wales Borough Planning Commission 2017 Annual Report of Activities.

The members of the Commission were: Alex Jacques (through June 2017 meeting), Gregory J. D'Angelo, Lillian Higgins, Linda McAdoo (beginning August 2017 meeting), Peter Myers, and Mark Tarlecki.

Seven official meetings were held during 2017: January 4th, February 1st, April 5th, June 7th, August 2nd, October 4th, and December 6th. There were no meetings in May, July, September and November and the March 1st meeting was informal, with no action taken due to the lack of a quorum.

1. January 4, 2017

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

The Planning Commission reviewed the plans and the requested waivers and voted 3-1 (Mr. Tarlecki voted no) 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. The Planning Commission also recommended that 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.

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

The Planning Commission reviewed the ZHB application and voted 3-0 (Mr. D'Angelo abstained) 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.

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The Planning Commission reviewed the requested Land Development waiver and voted 3-0 (Mr. D'Angelo abstained) to recommend that the North Wales Borough Council approve the requested waiver.

2. February 1, 2017

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

The Planning Commission reviewed the Montgomery County Planning Commission letter of January 27, 2017. No new recommendation on this plan was made to Borough Council.

- Planning Commission 2016 Annual Report of Activities

The Planning Commission reviewed this annual report and voted 4-0 to approve it.

3. March 1, 2017

This was an informal meeting with no action taken due to the lack of a quorum.

- Comprehensive Plan Update

The Planning Commission discussed the Community workshop scheduled for March 23, 2017.

- North Wales Borough Subdivision and Land Development Ordinance (SALDO)

The Planning Commission discussed possible changes to design and development elements in the SALDO.

4. April 5, 2017

- Station Place, 501 East Walnut Street

The Planning Commission reviewed a preliminary Concept Plan for 16 stacked townhouses and agreed that this plan was better than the previous one with 10 townhouses.

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5. June 7, 2017

- Review of SD-16-01, “Station Place”, 501 East Walnut Street

The Planning Commission reviewed the plans to construct 10 townhouses on the subject property. A presentation was made by Gregory Flynn, owner and applicant, and Martin Eustace, applicant’s engineer. Planning Commission members D’Angelo and Tarlecki stated that they preferred the preliminary Concept Plan for 16 stacked townhouses which was reviewed at the April 5, 2017 Planning Commission meeting. Mrs. Donnelly, MCPC Planner, reiterated her recommendation that the project should be more compatible with the existing residential neighborhood.

6. August 2, 2017

- 510 Beaver Street – Proposed Brewery

The proposal by Ten7 Brewing Company to operate a brewery with a small bar and indoor and outdoor seating areas was reviewed; a Zoning Hearing Board application had not yet been filed. Mr. Guzzardo’s zoning review letter dated August 2, 2017 was discussed. The Planning Commission agreed that a memo should be prepared and sent to the Borough Zoning Hearing Board supporting this proposal, recognizing that variances and/or relief will need to be granted by the Zoning Hearing Board for the proposed use and parking based on the letter issued by the Borough Zoning Officer, Alan Guzzardo, dated August 2, 2017.

- 215 Church Street – Subdivision/Zoning – Preliminary Review

The proposal for a use variance to convert the existing single-family home into twins was reviewed; a Zoning Hearing Board application had not yet been filed. The Planning Commission agreed that a memo should be prepared and sent to the Borough Zoning Hearing Board supporting this proposal, recognizing that a variance and/or relief will need to be granted by the Zoning Hearing Board.

7. October 4, 2017

- Review of SD-16-01, “Station Place”, 501 East Walnut Street

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The revised plans, which were submitted to the Borough electronically on October 2, 2017, were not reviewed at this meeting to allow time for Borough staff to review and issue their comments.

8. December 6, 2017

- North Wales Water Authority – Grant Application Web #8119276

The Planning Commission reviewed the proposed letter to the PA Department of Community and Economic Development regarding the North Wales Water Authority grant application for the Elm Avenue sewer rehabilitation. The letter endorses the grant application and states that the proposed project is clearly consistent with the goals and objectives of the North Wales Borough Comprehensive Plan. The Planning Commission voted 5-0 that Chairman Myers sign this letter.

- Review of Preliminary/Final Land Development Plans SD-16-01, “Station Place”, 501 East Walnut Street

Gregory Flynn (owner and applicant) and Martin Eustace (applicant’s engineer) reviewed the revised plans and review letters prepared by Boucher & James dated October 31, 2017 and Eustace Engineering dated December 4, 2017.

On a roll-call vote, the Planning Commission voted 3-2 to recommend that North Wales Borough Council not approve the plans as currently submitted. Members D’Angelo, McAdoo, and Myers voted to recommend that the plans not be approved due to concerns that the proposed 10 townhouses were not the right use for the subject property, the proposed layout was not the right configuration, no elevations were shown, and concerns related to aesthetics. Members Higgins and Tarlecki voted to recommend approval; Mr. Tarlecki stated that the proposed development would increase Borough population and tax ratables.

In 2018, the Planning Commission plans to focus on several key points as follows:

- Assist in the completion of the Borough Comprehensive Plan Update process.
- Once the completed Plan has been adopted by Borough Council, utilize the newly updated Comprehensive Plan to guide decision making and recommendations.

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- Continue to provide recommendations to Borough Council for Land Development reviews, by providing an emphasis on the importance of:
 - Intelligent methods of rezoning or zoning code modifications, as opposed to granting numerous variances.
 - Conditions to project approval which will improve the quality of the finished project.
- Working with the Montgomery County Planning Commission to make use of their planning resources, especially GIS and graphics based planning/exhibit tools.

In 2018, Planning Commission meetings will continue to be held on the first Wednesday of the month at 7 P.M.

Respectfully submitted,

Peter C. Myers, Chairman

cc: Alan Guzzardo, Assistant Borough Manager/Borough Zoning Officer
Christine Hart, Borough Manager
North Wales Borough Planning Commission