

**North Wales Borough Planning Commission Meeting
December 6, 2017 Meeting Minutes**

Commission members present were Gregory J. D'Angelo, Lillian Rudolph Higgins, Linda McAdoo, Peter Myers, and Mark Tarlecki. Borough Manager Christine Hart, Assistant Borough Manager/Zoning Officer Alan Guzzardo, Margaret Dobbs Donnelly, Community Planner Montgomery County Planning Commission, and Melissa Prugar, P.E., Borough Engineer, were also in attendance.

Eight members of the public were in the audience.

The meeting was called to order by Chairman Myers at 7:03 PM.

Manager Hart announced that there was a sign-in sheet at the podium and residents speaking were asked to sign in with their name and address.

1. Approval of Minutes

A motion was made by Mr. Tarlecki, seconded by Mr. D'Angelo, to approve the minutes of the October 4, 2017 Planning Commission meeting. The motion passed 5-0.

2. North Wales Water Authority – Grant Application Web #8119276

Manager Hart 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, to be signed by Chairman Myers, 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.

A motion was made by Mr. D'Angelo, seconded by Mr. Tarlecki, that Chairman Myers sign this letter for submission to the PA Department of Community and Economic Development. The motion passed 5-0. A copy of this signed letter is attached to the minutes of this meeting.

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

Chairman Myers asked if in the future plans could be printed at a size of 11” x 17” for Borough review.

Present for the applicant: Gregory Flynn, Owner
Martin J. Eustace, III, P.E., Eustace Engineering

Before the presentation began, Chairman Myers stated that the Planning Commission first reviewed this plan as a part of ZHB application #15-05 in 2015 and did not recommend approval at that time. The townhouse layout has not changed from the original submission.

Mr. Eustace noted that the current plan is consistent with the decision of the Zoning Hearing Board.

Mr. Eustace reviewed the Eustace Engineering letter dated December 4, 2017, received by Borough staff December 6, 2017, in response to the Boucher & James review letter dated October 31, 2017, and specifically discussed those items where additional discussion between the Borough and the applicant is required.

a. Zoning Ordinance Comments

- (1) #4 – Street Lighting. Applicant believes that no additional street lighting is necessary.

b. Subdivision and Land Development Ordinance Comments

- (1) #6 – Period Lighting. Manager Hart stated that period lighting was provided on the SEPTA side of Walnut Street up to 6th Street and to the railroad tracks on the other side of Walnut Street.
- (2) #8 – Stormwater management easement. Mr. Eustace stated that he believes the easement is designed to engineering standard practice. Ms. Prugar replied that because of the PennDOT easement the width of the proposed stormwater management easement at South 5th Street should be maximized and revised to the minimum required width of 20 feet.
- (3) #9 – Driveways shall not be located less than 40 feet from the street intersection. A waiver is requested for the driveway of Lot 1 to be 31.56 feet from the intersection of South 5th and East Walnut Streets.

Chairman Myers stated that he does not support this waiver request.

- (4) #14 – Removal of existing trees. May be redundant because of the need to comply with #15, replacement trees.

- (5) #21 – Land reserved for park or recreation purposes. Applicant will discuss this with Council.

Audience Comments

Judy Miller, 312 East Montgomery Avenue - Concerned about the location of the possible crosswalk at 6th and Walnut Streets; believes it should be at 5th and Walnut Streets because of the train platform. She questioned how the existing stormwater drainage issue at 5th and Walnut Streets would be impacted by this proposed development.

Melody Magee, 511 East Montgomery Avenue – Concerned with the increase in traffic and impact on the historic character of the Borough.

Lee Zehnder, 115 South Fifth Street – Asked if the two fire hydrants would remain in their current location and Mr. Eustace replied they would remain where currently located.

Mike Fellmuth, 123 S. Main Street, Suite 3, North Wales Borough Business Alliance, urged the Planning Commission to look to the future.

Borough Staff Comments

Mrs. Donnelly asked about street improvements. Mr. Eustace replied that any proposed lights and sidewalks would require PennDOT approval. Mrs. Donnelly asked about a pedestrian crosswalk at the 5th and/or 6th Street intersections with Walnut Street. Ms. Prugar replied this would require PennDOT approval. Mr. Tarlecki stated that a sign alerting drivers to this pedestrian crosswalk would be necessary because of line-of-sight issues.

Mrs. Donnelly discussed the new set of guidelines for townhouse construction recently published by MCPC and noted a planning concern with the present front door and garage door layout of the townhouses since the units will be 22' wide with an 18' garage. It would be helpful if elevations were provided.

Mr. Guzzardo noted that current residential parking on 5th and 6th Streets would be lost. He read an email from Brad Tate, 111 S. 6th Street, which expressed his concern with the impact on existing on-street parking.

Planning Commission Comments

Mr. Tarlecki asked what happened to the stacked townhouses plan which was discussed at the April 5, 2017 Planning Commission meeting. Mr. Eustace and Mr. Flynn replied that would have required another Zoning Hearing Board application with no guarantee of approval.

Chairman Myers stated that the current plan was not in the Borough's best interest. Mr. D'Angelo said he could not support the current plan. Ms. Higgins would like to see the MCPC recommendations on aesthetics incorporated into the plan. Mrs. McAdoo said the plan with townhouses facing 5th and 6th Streets was not the right configuration for the property with frontage on a major thoroughfare in the Borough.

A motion was made by Mr. Tarlecki, seconded by Mr. Myers, to take a roll-call vote regarding recommending or not recommending approval of the plans as currently submitted. 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.

A motion was made by Mr. Tarlecki, seconded by Ms. Higgins, to adjourn the meeting. The meeting adjourned at 8:30 PM.

Respectfully submitted,

Peter Myers, Chairman