

**North Wales Borough Planning Commission Meeting
July 5, 2018 Meeting Minutes**

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

There were no members of the public in the audience.

The meeting was called to order by Chairman Myers at 7:02 PM.

Chairman Myers announced that item number 2 and 3 on the agenda would be switched.

1. Public Comment

There was no public comment.

2. Consideration: Zoning Hearing Board Application Review – Z-18-01 – 306 S. Pennsylvania Avenue, 2-Story Addition and Covered Porch

Present for the applicant: Joshua Thornbrough

Background – The Applicant filed an application requesting a variance from Section 204-41.A., Side yards, to allow one side yard to be 0 feet rather than the required 8 feet in order to construct a two-story addition and enclosed porch.

Mr. Thornbrough reviewed his application with the Planning Commission.

A motion was made by Mr. Myers, seconded by Mr. D'Angelo, to recommend the North Wales Borough Zoning Hearing Board approve the subject application for a variance from the North Wales Borough Zoning Ordinance, Article VI, R-B Residential District, Section 208-41, Side Yards, subsection A, to permit the construction of a two-story addition and enclosed porch to an existing non-conforming twin dwelling at the subject property. The motion passed 3-0.

3. Consideration: Preliminary/Final Subdivision Plan Review – SD-18-01 – 215 Church Street

Present for the applicant: Robert Mortimer
Drew DeFrees – MD Site Consultants, Inc.
Randy Dautrich – Dautrich Engineering

Background – The applicant is proposing to subdivide the existing 26,400 square foot property into three lots. Proposed Lot 1 will consist of a portion of the existing dwelling,

creating a semi-detached dwelling shared with Proposed Lot 2. There is an existing paved driveway on Proposed Lot 1 and a paved driveway is proposed for Lot 2. Proposed Lot 3 will have a single family detached residential dwelling with a detached garage and paved driveway.

The application was previously reviewed at the May 2, 2018 Planning Commission Meeting.

Revised plans were submitted on July 2, 2018 and they have not yet been reviewed by the Borough Engineer. Engineer Prugar stated she has not yet received revised stormwater calculations. Mr. Mortimer, Mr. DeFrees and Mr. Dautrich agreed their approval is contingent on providing revised stormwater calculations and addressing any outstanding items identified by the Borough Engineer.

A motion was made by Mr. Myers, seconded by Ms. Higgins, to recommend North Wales Borough Council approve the plans as currently submitted and the requested waivers from the Subdivision and Land Development Ordinance, contingent upon review and approval by the Borough Engineer of the plans revised 6/13/2018 and stipulating that the Applicant will have to comply with this review and will have to address any outstanding items identified. The motion passed 3-0.

4. Consideration: North Wales Borough 2040 Comprehensive Plan

A motion was made by Mr. D'Angelo, seconded by Ms. Higgins, to recommend North Wales Borough Council advertise the North Wales Borough 2040 Comprehensive Plan for consideration. The motion passed 3-0.

5. Consideration: Approval of Minutes

A motion was made by Ms. Higgins, seconded by Mr. D'Angelo, to approve the minutes of the May 2, 2018 Planning Commission meeting. The motion passed 3-0.

A motion was made by Mr. Myers, seconded by Mr. D'Angelo, to adjourn the meeting. The meeting adjourned at 7:52 PM.

Respectfully submitted,

Peter Myers, Chairman