

North Wales Borough Planning Commission
June 5, 2019 Meeting Minutes

Commission members present were Gregory J. D'Angelo, Greta Martin-Washington, Linda McAdoo and Mark Tarlecki; Alan Guzzardo, Assistant Borough Manager/Zoning Officer, and Maggie Dobbs Donnelly, Senior Planner MCPC, were also in attendance. Commission member Lillian Higgins, who was present for the workshop, had to leave before the public meeting.

There were no people in the audience.

The meeting was called to order by Chair Tarlecki at 7:25 P.M.

Mr. Tarlecki announced that the Planning Commission had met previously this evening from 6:00-7:24 PM in a workshop meeting to continue the review of the Transit-Oriented Development District (TOD).

1. Public comment – There was no public comment.
2. Summary of workshop discussion

Ms. Dobbs presented a brief overview of the workshop meeting:

- a. The latest TOD draft dated May 30, 2019 was reviewed. The focus was on the proposed changes to the ordinance language, which included updates to the general goals and objectives, residential and non-residential use regulations, architectural and dimensional standards.
 - b. Parking calculations need to be reviewed and verified for applicability. Parking requirements will be amended to ensure suitable parking for development can be provided given the site constraints of properties within the district.
 - c. Development design standards, architectural standards, and landscape standards will be amended to protect community character and enhance the streetscape.
 - d. Next steps: MCPC will further edit and refine the draft TOD. Using the proposed changes to the TOD, MCPC will also prepare an illustrated series of draft site layouts illustrating how development/redevelopment would look. This exercise will test the viability and appropriateness of the proposed dimensional standards and create realistic photo renderings to better enable the Planning Commission to visualize development potential. These materials will be the basis of the August workshop meeting.
3. Approval of Minutes

A motion was made by Mr. D'Angelo, seconded by Mrs. McAdoo, to approve the minutes of the May 1, 2019 meeting. The motion passed 3-0 with Mrs. Martin-Washington abstaining.

4. Other Business – After discussion, it was decided that the Planning Commission will not meet in July.

A motion was made by Mr. D'Angelo, seconded by Mrs. Martin-Washington, to adjourn the meeting. The meeting adjourned at 7:38 P.M.

Respectfully submitted,

Mark Tarlecki, Chair