

DATE: April 06, 2022

TO: North Wales Borough Council

FROM: Greta Martin Washington, Chair – North Wales Borough Planning Commission

RE: North Wales Borough Planning Commission - 2021 Annual Report of Activities

This memorandum will serve as the North Wales Borough Planning Commission 2021 Annual Report of Activities.

The members of the Commission were: Greta Martin Washington, Gregory J. D'Angelo, Lillian Higgins, Mark Tarlecki and Jocelyn Tenney (appointed March 23, 2021)

Nine official meetings were held during 2021: January 06, April 07, May 05, June 02, August 04, September 01, October 06, November 03 and December 01, 2021. There were no meetings in February, March and July since there were no agenda items. Due to the COVID-19 pandemic and health restrictions, the meetings from January, April, May and June 2021 were conducted virtually by the use of telecommunications devices via a Zoom conference accessed by either telephone using the dial in number or entering the URL on an internet browser, both of which were provided on the North Wales Borough website www.northwalesborough.org at least 24 hours prior to the meeting. The meetings in August, September, October, November and December 2021 were conducted in person at the North Wales Borough Hall.

January 06, 2021

- Ms. Dobbs announced that she was leaving the Montgomery County Planning Commission for a new position with Westtown Township. She thanked the Commission for all their services and stated she enjoyed working with the Borough during her time with the County. She added that a new community planner would be assigned to the Borough and they will be taking over all the on-going work items.
- Ms. Dobbs reviewed the list of items. Chair Martin Washington suggested that the Borough hire Ms. Dobbs as a private consultant to manage an upcoming hearing for the TOD Ordinance update to be decided. Assistant Manager Guzzardo stated he would share it with Borough Council for their consideration at a later date

April 07, 2021

- Mr. Guzzardo noted that the suggested Transit Oriented District (TOD) ordinance has been forwarded to the Borough solicitor.

- The new planner assigned to North Wales by the Montgomery County Planning Commission will receive December, 2020, TOD notes. Alan will update the 2020 report.
- Alan noted that the Borough website showed a map of all the paving for this week. The ADA ramps have been completed. Center Street project is engineered now. The Gateway project is expected in the summer of 2022.
- Alan indicated that there is a master plan for paving streets.

May 5, 2021

- Mr. Tim Konetchy was introduced as North Wales's new planner from the Montgomery County Planning Commission. Tim worked as a planner in New York State near Lake Ontario prior to coming to the Montgomery County Planning Commission. He has experience in ordinances, zoning and grant work.
- The walkability study is still being worked on. Mr. Konetchy will review the Gateway Project and add it to the data. Sidewalk replacement costs may be reduced for the property owner if North Wales Borough can obtain a grant to cover some of the cost.

June 2, 2021

- Mr. Konetchy presented an overview of the study's progress, methodology and initial findings for North Wales Borough main intersections. The street intersection review has been completed and the sidewalk review is about half completed. The signals at Main St. and Walnut St. are in disrepair and not up to standards. They need to be upgraded to current standards. Mr. Konetchy suggested he would make a 'story map' and explanation of the streets program for the public with or without a comment section. This format would provide a tool to apply for grants to complete the work.

August 4, 2021

- Tim Konetchy reviewed the study's progress. The Commissioners received copies of Chapters 1-3: Introduction to the Walkability Report; Methodology; and Existing Conditions. In addition, a color-coded Borough Street map indicated current sidewalk conditions or absence of sidewalk. Greta Martin Washington suggested that a local trail be included on a map. The Borough is applying for an additional grant to cover the flashing pedestrian crossing at West Walnut and Center St.

September 01, 2021

- The Commissioners received copies of the full draft Walkability Report: Methodology; Existing Conditions, Suggested Improvements and Possible Grant Sources for implementation of the study.

October 06, 2021

- The Planning Commission voted to approve the Walkability Study report for presentation to the North Wales Borough Council for their October 12, 2021 meeting. Tim Konetchy reviewed a Montgomery County initiative called Montco Pikes – A Vision Plan for Six County Corridors. The improvement plan includes Sumneytown Pike from Bethlehem Pike to Royal in Lower Gwynedd and Upper Gwynedd Townships. The second section is from Broad St. to Forty Foot Rd. in Upper Gwynedd and Towamencin Townships. The North Wales Borough section of Sumneytown Pike was not included since it is not owned by Montgomery County. The Commission discussed the possibility of mirroring some ideas from the County like bike lanes on Main St. and on Walnut St. in North Wales. Upper Gwynedd is involving North Wales with their plans.

November 03, 2021

Commission reviewed other priority projects following the Walkability Study. Several possibilities were discussed, including a timeline for Zoning Code Update, Model Zoning Ordinances and form-based zoning. The Commission discussed a study of the permit parking zone, which had been postponed due to the Covid-19 pandemic. This would be part of a study of future parking needs in North Wales Borough.

December 01, 2021

- a. Zoning Hearing Board Application #21-04.

Mary O’Hanlon, 348 West Montgomery Avenue, appeared before the Commission for her husband Michael O’Hanlon and herself to request a Variance (Section 208-147) and Special Exception (208-36. D (3)) in order to convert a detached garage into an in-law suite.

The Planning Commission recommended the Zoning Hearing Board approve Application #21-04. Gregory D’Angelo seconded the motion. The Application will go before the North Wales Zoning Hearing Board on January 04, 2022.

- b. Tim Konetchy reviewed the North Wales Borough current zoning map and one that would incorporate suggested future changes. In addition, he provided the list of current zoning descriptions along with possible consolidation and changes for consideration.
- c. The amended Transit Overlay District (TOD) was approved by North Wales Borough Council at the public meeting on November 23, 2021.

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In 2022, Planning Commission meetings will continue to be held on the first Wednesday of the month at 7 PM, with a workshop meeting from 6-7 PM before the regularly scheduled meeting to work on the 2021/2022 Planning Commission work items.

Respectfully submitted,

Jocelyn Tenney, Secretary