

DATE: February 06, 2024

TO: North Wales Borough Council

FROM: Chair – North Wales Borough Planning Commission

RE: North Wales Borough Planning Commission - 2023 Annual Report of Activities

This memorandum will serve as the North Wales Borough Planning Commission 2023 Annual Report of Activities.

The meeting information was advertised in The Reporter on December 22, 2022, as part of the meeting schedule for 2023.

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

Nine official meetings were held during 2023: January 04, February 01, March 01, May 05, June 07, August 02, October 04, November 01, and December 06. There were no meetings in April, July, and September since there were no agenda items. The meetings were conducted in person at the North Wales Borough Hall.

January 04, 2023

Under General Provisions Article XVI, visibility at Intersections was reviewed and the current line of sight triangle at 60 feet was considered sufficient until a formal Sub-division and Land Development Ordinances (SALDO) is done. When a SALDO is being done, the streets and sidewalks will be reviewed and it can be determined whether the current measurement at 60 feet is appropriate compared to the PennDOT 100 feet.

Property fences were reviewed and those in the front can be up to four feet in height and those on the sides and back may be up to seven feet in height.

Article XVIII Signs was reviewed as well with suggested updates. This included all types, sizes, location, illumination, etc.

February 01, 2023

Tim Konetchy provided a complete copy to each member of the draft Zoning Code with the suggested updates. It would be placed on the Borough website and a copy provided to each Council member. Alan Guzzardo would be available during the day for questions, etc. from the public.

An Open House would be planned at the Borough Hall where people could read the major updates on large boards around the room. April 12 was suggested. It

would also be the Planning Commission's April meeting date. Tentatively May would be the formal public hearing and on the Council's agenda in June for passage.

March 01, 2023

Public Comment:

Mr. Copenhaver, the owner of a business in North Wales and who is interested in restarting the North Wales Business Alliance, attended the meeting. The Commission members explained to Mr. Copenhaver the process that the Commission had been using to review and update the Borough's zoning where needed, especially in the North Wales Borough business district. The Commission can also have someone at the Open House to answer more specific business questions. There are approximately 150 different businesses in the Borough including home businesses. Justin asked if the story book can be kept on the Borough website to search by address. He also asked if parking specifications could also be on the website.

Tim will do a story book which he will show electronically also. It should be completed by May 3, 2023. He can also add a comment and question box.

Consideration: ZHB Application 23-02 (107 S. Main St.) – Special Exception

The use for the building is a 'cat adoption agency' which would be classified under 'pet store and a thrift shop.'

The Commission will send the following four recommendations to the North Wales Zoning Hearing Board for their meeting on April 04, 2023

1. The ventilation system shall be certified by a design professional as adequate to handle the number of cats.
2. The Pet Store use is limited to 25% of the sales floor area.
3. Disposal of animal waste shall be at an approved off-site facility. It shall not be placed in a dumpster or the municipal sewer system.
4. Loading/unloading shall be taken from the rear entrance of the building and not on Main Street.

April 05, 2023 A Planning Commission meeting was not held.

May 03, 2023 Discussion: Public Meeting and Material for Zoning Open House,

Tim Konetchy presented the proposed updated Borough zoning ordinance to those residents in attendance, including Borough Council and Borough officials. Five residents asked a series of questions which were answered by Tim or a Planning Commission member.

June 07, 2023

Mr. Konetchy responded in writing to a question that was submitted in writing for the May 03, 2023 public Planning Commission meeting. Commission reviewed the response, which detailed the ways in which the draft zoning ordinance permits and promotes affordable housing options.

Mr. Konetchy, based on public comment and final review of the zoning draft, added new definitions, i.e. larger pets, resident responsibility to acquire solar access. The updates were reviewed by the Commission and approved.

Possible expansion of the North Wales Historic District is being considered.

July 07, 2023

No Planning Commission meeting was held in July, 2023.

August 02, 2023

The Planning Commission continued with answering residents' questions regarding the new Zoning Ordinance. Eleven residents provided a series of questions which were responded to by Tim Konechty.

The following motions were passed by the Planning Commission and will be taken to the Borough Council:

- Mark Tarlecki made the motion to accept the edited zoning map, with St. Rose remaining R-1 Residential instead of OR Office Residential. Lillian Higgins seconded the motion. All members voted in approval.
- Greg D'Angelo made the motion to accept the edited zoning ordinance language, removing the following uses from the OR District: library, museum, community center, funeral home, and mixed use. Mark Tarlecki seconded the motion. All members voted in approval.
- Mark Tarlecki made the motion updating 'special exception' changes so that single-family residential use is required as a principal use and that other

nonresidential use must be accessory thereto in the OR District. Greg D'Angelo seconded the motion and all members voted in approval.

September 01, 2023

No Planning Commission Meeting was held in September 2023

October 04, 2023

Consideration: ZHB Application 23-03 (515 E. Prospect Avenue) – Variances

Mr. D'Angelo made the motion to accept the plan with the two suggested adjustments for variances regarding the two driveways and moving the new house forward on the lot. All members voted in agreement 3-0-0.

November 03, 2023

Since overhauling the zoning ordinance has been accomplished, Tim provided a list of project options from the comprehensive plan, 'North Wales Borough 2040':

- Permit Parking Audit
- Subdivision and Land Development Ordinance (various amendments)
- Historic Preservation (various actions)
- Parks Guide
- Park Access and Improvements Audit
- Tree Inventory (parks and/or streets)
- Storefront Design Guidelines
- Transit Network Analysis

Consideration: ZHB Application 23-04 (501 E. Montgomery Avenue)

CONTINUED

The applicant, John P. Welsh, did not attend the meeting.

After reviewing the zoning application, Mark Tarlecki made the motion to ask the North Wales Borough Solicitor, Greg Gifford, to review and act on the three specific interpretations within the applicant's request. There was concern that by the applicant adding the three interpretations that it would be setting a precedent and would be re-writing the ordinance. Chair Greta Martin Washington seconded the motion and all members voted in approval 4:0.

December 06, 2021

Consideration: SALDO Waiver Requests – 515 East Prospect Avenue

Michael and Eileen George and their consultant Jason T. Smeland, P.E. were present to discuss their property and their SALDO waiver requests.

The Planning Commission recommends the following:

- One canopy tree in the front of the property and six replacement Evergreen shrubs on the property
- Sidewalk be installed at this time as part of the project.
- There are no Planning Commission concerns with having utilities serviced by overhead connections.

2024 Possible Goals

- Sidewalks – map out sidewalk needs and investigate how to proceed. Each artery around main buildings would be done first, i.e. library, elementary school, etc.
- Check with Upper Gwynedd regarding their current trails and future plans.
- SALDO
- Bike routes – Cannot be placed on Main and Walnut Streets. Side streets will be considered. Tim noted that Montgomery County Planning Commission has a member involved in bike routes. He will discuss options with him also.
- Possible expansion of the Historic District. In January / February discussions can be held with the members of the Historical Architectural Review Board (HARB).

Respectfully submitted,

Jocelyn Tenney, Secretary