

## North Wales Borough Planning Commission

### Meeting Minutes from April 02, 2025

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The North Wales Borough Planning Commission Meeting of April 02, 2025 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 20, 2024, as part of the meeting schedule for 2024.

The meeting was called to order by Chair Greg D'Angelo at 7:07 P.M. The following members were present: Mark Tarlecki, Jocelyn Tenney, Star Little and Lillian Higgins.

Tim Konetchy, Montgomery County Planning Commission Planner was also present at the meeting.

Chairman Greg D'Angelo led the members in the Pledge of Allegiance.

#### **Public Comment:**

There was no public comment.

#### **Zoning Hearing Board Application – Z-2025-01 201-205 North Main Street, Block 7 Unit 3 & 4.**

- Owner Donna Mengel and attorney John Koutsouros, P.E., Carroll Engineering Corporation were present.
- 201 North Main Street – B-4 Two Family Semi-attached dwelling (duplex)
- 205 North Main Street – B-3 Single-Family Semi-attached dwelling
- 201 and 205 North Main Street are in the CBD where new residential building is not allowed.
- Proposed subdivision of 201 and 205 North Main Street to create a new lot and construct a Two-Family detached dwelling (duplex) – Use B-4.
- The new lot would face School Street and would not be in the CBD district on Main Street.

Planning Commission voted to recommend a residential use variance to the North Wales Zoning Hearing Board. Mark Tarlecki made the motion and Star Little seconded the motion. Greg D'Angelo, Lillian Higgins and Jocelyn Tenney voted in approval of the motion

**The Minutes of March 05, 2025** were accepted as written. Mark Tarlecki made the motion and Star Little seconded it. All members voted in agreement.

#### **Subdivision And Land Development Ordinance (SALDO) Review :**

- The SALDO draft has been provided to the Borough Engineer and Borough Solicitor for their review. It may take months due to the need to review line by line.
- The updated amendments to the Article 208, Zoning to ensure consistency with the new SALDO was provided to the Commission members.
- In the meantime, the Commission will be reviewing targeted additions, as the electric vehicle charging stations (EVCS).

#### **Electric Charing Stations: Requirements**

- Permitting – A permit is required for all EVCS including a series of required plans: electrical utility, maintenance, and site.
- Installation standards, siting standards and universal designs were reviewed.

- Safety requirements and violation penalties were determined.

**Possible Funding for EVCS:** The County Planning Commission's work regarding public charging stations for electric vehicles is being presented to the Montgomery County Commissioners. Mark asked if the County is looking at funding local efforts. Tim Konetchy noted that they are looking at the funding through a national program. Home owners may also charge their electric vehicles at their homes.

**Curb and Sidewalk Draft Amendments:** Tim Konetchy provided updated requirements for curb and sidewalk construction for review. This included curb construction standards, forms, radius curbs, driveways, and sidewalk pavement construction.

**Commission Suggestion:** Star Little suggested that for resident update a one-page information sheet be created that highlight the new standards for lighting and landscaping. It may be a one-page for new residents or placed on the Borough Face Book Page.

### **Suggestions - North Wales Comprehensive Plan Audit**

- The flyer to residents regarding the implementation of the Plan, the grants and money received has been completed.
- The public facing is one aspect that needs to be done next. Tim Konetchy can help put the information together in an update and the County Planning Commission can print it for distribution to the residents. Star Little suggested a one-page update for residents on new outdoor lighting standards and landscaping.
- The North Wales Planning Commission will review what has been done and what still needs to be done or re-reviewed.

**Grants:** Road paving grants are not currently available.

Mark Tarlecki made the motion to adjourn the meeting. Lillian Higgins seconded the motion and all members voted in agreement. The meeting adjourned at 8:25 P.M.

Submitted:

Jocelyn Tenney, Secretary