

North Wales Borough Planning Commission

Meeting Minutes from December 04, 2024

The North Wales Borough Planning Commission Meeting of December 04, 2024 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 21, 2023, as part of the meeting schedule for 2024.

The meeting was called to order by Chair Greg D'Angelo at 7:05 P.M. The following members were present: Greg D'Angelo, Mark Tarlecki, Jocelyn Tenney, Star Little. Lillian Higgins was absent.

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

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

Public Comment:

There was no public comment.

The Minutes of November 06, 2024 were accepted as written. Mark Tarlecki made the motion and Star Little seconded it. All members voted in agreement.

Re-appointment: Star Little and Mark Tarlecki's terms on the Planning Commission are up the end of 2024. They are eligible for re-appointment.

Review of SALDO – Highlights of Section 4, Design Standards

- 184-49E.2: Fee-In-Lieu: The Borough has a limited amount of vacant land. An estimated fee just shy of \$1,200 would be due for each lot.
- 184-54-B: Preservation of existing vegetation: This would include tree preservation (ideally all trees exceeding 6" in diameter 'at breast height') and replacement trees. If the site does not have enough room for replacement trees Borough Council may allow the applicant to locate the replacement trees on Borough-owned land.
- 184-54-D: Trees designated 'to remain' on the land during construction are to be protected during the construction.
- 184-55-A: Invasive and 'watch list' species shall be prohibited in any subdivision or land development in the Borough.
- 184-55B.3: A minimum of 75% of all plantings shall be native plants. This plans for climate change and what may affect the plants. Tim will send the Commission members an extensive list of plants.
- 184-55-D: A registered landscape architect shall provide details on the landscaping plan.
- 184-55-E: The applicant shall provide a financial guarantee for 18 months to provide for all landscaping on the site.

- 184-56A: Canopy trees shall be required at a rate of on street tree for every 40 linear feet with specifics involving walkways through parks, access driveways, etc.
- 184-56C-D: Location of trees along sidewalks: Between curb and sidewalk or within a front yard area.
- 184-58: Landscape Requirements for Stormwater Management Facilities
- 184-59: Landscape Requirements for Areas of Preserved Natural Features.
- 184-60: Landscape Requirements for Off-Street Parking Facilities

Public Meeting:

A public informational meeting for residents was discussed. It would highlight the Commission's progress in updating the SALDO. It was suggested that it take place after January 01, 2025. Mark suggested that Commission's 2025 goals be discussed also. This may elicit questions or comments from the Council and attendees. In preparation for a meeting, it was suggested that Borough Manager Hart include the Commission's minutes in her presentation at council meetings.

Next Meeting: The next meeting will be January 08, 2025 since the first Wednesday is New Year's Day, January 01, 2025.

The meeting closed at 8:20 P.M.

Submitted:

Jocelyn Tenney, Secretary