

# North Wales Borough Planning Commission

## January 04, 2023 Meeting Minutes

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The North Wales Borough Planning Commission Meeting of January 04, 2023 was conducted in person at North Wales Borough Hall.

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

The meeting was called to order by Chair Greta Martin Washington at 7:15 P.M. when she arrived. The following members were present: Greg D'Angelo, Lillian Higgins and Jocelyn Tenney. Member Mark Tarlecki was absent.

Assistant Borough Manager/Zoning Officer Alan Guzzardo was in attendance.

Tim Konetchy, Montgomery County Planning Commission Planner participated in the meeting.

Member Greg D'Angelo led the members in the Pledge of Allegiance

### 1. Election of Officers

Greg D'Angelo made the motion to nominate Greta Martin Washington Chairwoman of the North Wales Planning Commission. Lillian Higgins seconded the motion. All members voted in agreement 4-0.

Greta Martin Washington made the motion to nominate Greg D'Angelo Vice Chairman of the North Wales Planning Commission. Lillian Higgins seconded the motion. All members voted in agreement 4-0.

Greg D'Angelo made the motion to nominate Jocelyn Tenney Secretary of the North Wales Planning Commission. Lillian Higgins seconded the motion. All member voted in agreement 4-0.

### 2. Public Comment

There was no general public in attendance and no questions or comments were received from the public prior to the meeting.

### 3. Consideration: Approval of Minutes for December 07, 2022

Member Greg D'Angelo made the motion to approve the minutes of December 07, 2022 and Chairwoman Greta Martin Washington seconded the motion. All members voted in agreement 4-0.

### 4. Discussion: Zoning Code Updates – Article XVI: General Provisions, Article XVIII: Signs and Public Outreach Process

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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.

Tim Konetchy will send out the full draft of changes for the next meeting and public presentation. Alan Guzzardo will provide copies for the Commission members.

### 5. Discussion: Public Outreach Options

In order to inform residents of the suggested zoning updates, the following are being considered and will be discussed and determined at the Planning Commission's February or March 2023 meeting:

- Handouts.
- Daytime meetings with Borough staff and/or Montgomery County Planner for residents whose property or businesses may be impacted.
- An informational webinar.
- Open House.
- Borough Council Public Hearing(s).

### 6. Old Business – New Business

Member Tenney asked if the Borough had homes that were registered as 'short-term' rentals as would be found on AirBnB. Philadelphia appears to be regulating them as a type of hotel. There appear to be three in the Borough and they are inspected yearly as are other 'full time' rentals.

There was no additional Old Business or New Business.

### 7. Adjournment

Member D'Angelo made the motion to adjourn the meeting at 9:15 P.M. Member Tenney seconded the motion. All members voted in agreement 4-0.

Respectfully submitted,  
Jocelyn Tenney, Secretary