

North Wales Borough Planning Commission

Meeting Minutes from January 08, 2025

The North Wales Borough Planning Commission Meeting of January 08, 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 7:05 P.M. The following members were present: Greg D'Angelo, Jocelyn Tenney, Star Little. Lillian Higgins. Mark Tarlecki was ill and participated in the meeting by phone.

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 December 04, 2024 were accepted as written. Mark Tarlecki made the motion and Lillian Higgins seconded it. All members voted in agreement.

Re-appointment: Star Little's and Mark Tarlecki's terms on the Planning Commission are up the end of 2024. They are eligible for re-appointment and have submitted their letters to North Wales Borough.

Review of SALDO – **Highlights** of Sections 5 Mobile Home Park Standards & 6 Engineering Standards

- U.S. Department of Housing and Urban Development (HUD) now uses 'manufactured' housing' in place of 'mobile home'. However, the PA Municipalities Planning Code heavily uses 'mobile home' and 'mobile home park'.
- An individual mobile home, installed permanently, must be treated as a constructed single-family detached home.
- Mobile home parks must be permissible somewhere within every community. In North Wales, they are permissible within the LI District as a conditional use on 2+ acre lots. The Zoning Ordinance requires: minimum 'mobile home lot' dimensional, set back and spacing standards; maximum permissible density; recreation area requirement and lighting standards.
- Mobile Home Parks have also required design standards: a pad; skirting; removal of hitch and/or wheels; underground utilities; arrangement of structures; pedestrian walkways; streets, buffers, and common open space/recreational land.
- Mark asked about additions to the buildings in the mobile home park. Tim will investigate this for the next meeting.

- Tim will send the Article VI Engineering Standards to Alex Turock and ask him to forward them to the North Wales Borough engineer for review and comment.
- In regard to Section 184-88 Outdoor Lighting, the Outdoor Lighting Council has approved standards that can be referenced by homeowners at darksky.org. The Borough can create a homeowner edition with information for renovations, etc.

Future Topics for the Commission:

- Transportation
- Historic Resources

Summary of 2040 Survey To Be Reviewed:

- Filter data analysis regarding the family type responses.
- Encourage younger family participation.
- Analyze the survey per the 2040 plan of 2018. Some topics may have more interest over the last few years since Covid.

Minutes of December 04, 2024 were approved by all members. Mark made the motion to approve and Lillian seconded. All members voted in approval.

The meeting adjourned at 8:00 P.M.

Submitted,
Jocelyn Tenney, Secretary