

North Wales Borough Planning Commission

Meeting Minutes from March 06, 2024

The North Wales Borough Planning Commission Meeting of March 06, 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 7:03 P.M. The following members were present: Jocelyn Tenney, Mark Tarlecki, Lillian Higgins and Star Little.

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

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

Public Comment: There was no Public Comment.

Consideration: Z-24-01 405 School Street

Daniel S. Coval, Jr., Esquire, attorney for the Armani Trust, owner of 405 School St., presented the information to the Planning Commission. Member Tarlecki asked if Ms. Haroutunian was the sole settler of the Armani Trust. She replied, yes, that she was.

Mr. Coval noted that Ms. Haroutunian had recently sold her house and was planning to 'age in place' in the accessory dwelling unit (ADU) that is requested be created on the first floor of 405 School St. The second and third floors would be constructed into a separate rental apartment. Ms. Haroutunian, and their legal representation, Mr. Coval, affirmed that they understand the deed restriction requirement set forth in 208-16.A.(1). After discussion, the Planning Commission voted in the affirmative to recommend approval of the special exception application given the following findings, provided that the Zoning Hearing Board is satisfied that the factors for variance issuance have been met.

Special Exception Approval Required — Accessory Dwelling Unit Section 208-16.A.(1)

ADU use requires approval of a special exception from the Zoning Hearing Board. The Planning Commission found that the applicant had submitted an application for such, along with requests for the necessary variance relief.

Request for Exemption - Parking Section 208-62(C)

The property, 405 School St., has no on-site parking space available. It was suggested that since it is near North Wales Borough's TOD that the on-site parking requirement may be waived with the understanding that there be a good faith effort to obtain parking (e.g., off-site leased parking spaces) and to request from the Borough the parking permits required for on-street parking.

Request for Exemption – Accessory Dwelling Unit Section 208-16.A.(1)(d)[4]

The Zoning Ordinance sets the maximum Accessory Dwelling Unit (ADU) area at the lesser of 1,200 square feet or 40% of the principal dwelling unit size. The application

provides for an ADU that is 78% of the size of principal unit. The applicant stated that the layout of the existing building, having three floors, would not be conducive to creation of an ADU below the 40% threshold. The Planning Commission was satisfied with the applicant's argument.

Request for Exemption – Accessory Dwelling Unit Section 208-16.A.(1)(d)[2]

The Zoning Ordinance states that attached ADUs may not have their entrance on the front façade of the primary residence. As proposed, the ADU and principal dwelling will share an entryway and vestibule at the front of the building. Because this is an existing condition, the Planning Commission was in favor of granting this requested relief.

The applicant and their representation exited the meeting after the motion had passed. Discussion of the Zoning Hearing Board process continued briefly.

Discussion: North Wales Comprehensive Plan 2040 Audit

The Commission reviewed the Plan and noted what had been completed and which sections were either on-going or were yet to be completed. Tim Konetchy noted that as a Certified Local Government (CLG), North Wales had access to grants for the Historic District and its possible expansion.

Consideration: Approval of Minutes for February 07, 2024

Member Tarlecki made the motion to approve the minutes of February 07, 2024. Member Higgins seconded the motion and all voted to approve 5-0-0.

Adjournment

Mark Tarlecki made the motion to adjourn and Jocelyn Tenney seconded it. All voted in approval 5-0-0. The meeting adjourned at 8:45 P.M.

Submitted,
Jocelyn Tenney, Secretary