

North Wales Borough Planning Commission

November 01, 2023 Meeting Minutes

The North Wales Borough Planning Commission Meeting of November 01, 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 7:06 P.M. The following members were present: Greg D'Angelo, Mark Tarlecki and Jocelyn Tenney. The following member was absent: Lillian Higgins.

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

Alex Turock, Asst. Borough Manager, was absent from the meeting.

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

1. Public Comment

There was no public present at the meeting.

2. Consideration: ZHB Application 23-04 (501 E. Montgomery Avenue)

The applicant, John P. Welsh, was not in attendance nor was a representative. Chair Martin-Washington moved to the Commission's minutes and Old/New Business to provide additional time for their arrival.

3. Consideration: Approval of Minutes for October 04, 2023

Member Mark Tarlecki made the motion to approve the minutes of October 04, 2023 and member Greg D'Angelo seconded the motion. All members present voted in agreement 4-0.

4. Discussion: Old Business/New Business

Since overhauling the zoning ordinance has been accomplished, Tim provided a list of project options from the comprehensive plan, 'North Wales Borough 2040':

- Permit Parking Audit
- Subdivision and Land Development Ordinance (various amendments)
- Historic Preservation (various actions)
- Parks Guide
- Park Access and Improvements Audit
- Tree Inventory (parks and/or streets)
- Storefront Design Guidelines
- Transit Network Analysis

North Wales Borough Planning Commission

November 01, 2023 Meeting Minutes

- Bicycle Plan/Routes Map
- Sustainability Audit (all ordinances)

Tim also provided samples of value-added information that can be provided to residents regarding the zoning. These included both diagrams and definitions of zoning terminology used in dimensional requirements, i.e., gross lot area, net lot area, etc. The information and diagrams can be placed on the Borough's website and Face Book as a 'Zoning Guide'. The samples were reviewed and members made some suggestions for clarity and additional information. It was suggested that driveway design be considered next.

Bicycle lanes were suggested for the January 2024 meeting. They would be considered in relationship to connecting with Upper Gwynedd's trails. Tim will review Upper Gwynedd's plan at the County Planning Commission.

SALD would be reviewed in February and March, 2024.

Borough Parks would be reviewed in the spring 2024.

5. Chair Martin-Washington mentioned a possible grant to be considered in regard to the development of North Wales' Community Center. Additional information can be found at Mainstreet.org.
6. Consideration: ZHB Application 23-04 (501 E. Montgomery Avenue) CONTINUED

The applicant, John P. Welsh, did not attend the meeting.

After reviewing the zoning application, Mark Tarlecki made the motion to ask the North Wales Borough Solicitor, Greg Gifford, to review and act on the three specific interpretations within the applicant's request. There was concern that by the applicant adding the three interpretations that it would be setting a precedent and would be re-writing the ordinance. Chair Greta Martin Washington seconded the motion and all members voted in approval 4:0.

7. Adjournment

Greg D'Angelo made the motion to adjourn the meeting. Mark Tarlecki seconded the motion. All members present voted in agreement 4-0. The meeting adjourned at 7:55 P.M.

Respectfully submitted,

Jocelyn Tenney, Secretary