

## North Wales Borough Planning Commission

### Meeting Minutes from November 06, 2024

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

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.

#### Review of SALDO – Highlights of Section 4, Design Standards

- 184-32 Private Streets – The new standards require a private street to be designed as if it were a public street in case it should be dedicated to the Borough in the future.
- 184-38 Off Street Parking and Internal Drive Aisle Standards – Pedestrian circulation in parking lots would be required in areas of 25 or more spaces. The new community center (formerly St. Luke's Church) parking lot will be reviewed for compliance to those standards.
- 184-46 Residential Building Design Standards (single and two-family houses) – Buildings shall be similar in height, volume, massing, to adjacent buildings. The Commission's review included windows, walls, roofs and garages.
- 184-47 Multi-family, non-residential, and mixed-use design standards – Walls shall have architectural treatment to add interest. Fifteen possible treatments are listed and were discussed.
- 148-48 Lighting Standards – Dark Sky Certification System was highlighted for exterior lighting designed to prevent glare on to adjacent properties.

Windows – Primary ground floor facades of non-residential or mixed use – a minimum of 50% clear window area to provide view of display area or inside building.

Roofs – Flat roofs permitted so long as architectural element provided at least every 50 horizontal feet.

- 184-49 – Open Space and Recreation Land – The Borough has actively worked on this with a 15 minute or less walk to a park for all residents. Suitable recreation land shall be provided for each subdivision and land development. Alternatives are a pedestrian plaza or pocket park or fee in lieu.

The next meeting will be December 04, 2024. The members will make a list of items for 2025 review. Tim will send suggestions.

#### Minutes of September 04, 2024:

The minutes of September 04, 2024 were accepted. Star Little made the motion to accept and

Mark Tarlecki seconded the motion. All member voted in agreement.

Old Business:

- No new information has been received by the Borough regarding the owner's plans for the McKeever's property on East Walnut.
- The thrift store on Main Street that has also housed cats for adoption has closed.

Submitted,  
Jocelyn Tenney, Secretary