

North Wales Borough Planning Commission

October 04, 2023 Meeting Minutes

The North Wales Borough Planning Commission Meeting of October 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 7:03 P.M. The following members were present: Greg D'Angelo and Jocelyn Tenney. The following members were absent: Mark Tarlecki and Lillian Higgins.

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

Alex Turock, Asst. Borough Manager, participated in 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: Subdivision Application 515 E. Prospect Avenue

Michael George and his attorney Kim Freimuth were in attendance. They noted that Mr. George would defer the subdivision application to a later meeting.

3. Consideration: ZHB Application 23-03 (515 E. Prospect Avenue) - Variances

The applicant Michael George noted that the new home he wished to build was for his daughter and son-in-law so he and his wife could age in place. He was requesting a variance for the driveway on the new lot. It would be less than the five feet required. The lot on the original house would be five feet from the line. Mr. George also noted that he was willing to move the new house forward on the lot about ten feet. He would amend the zoning application.

Chair Martin Washington asked about the storm water management on the lot. Mr. George explained that it drained in the back of the property.

Mr. D'Angelo made the motion to accept the plan with the two suggested adjustments for variances regarding the two driveways and moving the new house forward on the lot. All members voted in agreement 3-0.

4. Consideration: Approval of Minutes for August 02, 2023

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Member Greg D'Angelo made the motion to approve the minutes of August 02, 2023 and chair Greta Martin Washington seconded the motion. All members voted in agreement 3-0.

5. Discussion: Old Business

There was no old business.

6. Discussion: New Business

North Wales Borough Council passed the new zoning ordinance #823 at their public meeting on September 12, 2023.

The Planning Commission will begin a discussion of the Historic District and possible updates or expansion of the area involved.

At the Commission's next meeting Tim Konetchy will provide additional topics for consideration from the North Wales Comprehensive Plan. The following are suggestions: Is there value-added information that can be provided to residents regarding the zoning? Regarding sidewalks is there a need for a waiver to put in ones that are four feet wide and not the current requirement for five feet wide?

7. Adjournment

Greg D'Angelo made the motion to adjourn the meeting. Chair Greta Martin Washington seconded the motion. All members voted in agreement 3-0. The meeting adjourned at 7:55 P.M.

Respectfully submitted,

Jocelyn Tenney, Secretary