

North Wales Borough Planning Commission

Meeting Minutes from September 04, 2024

The North Wales Borough Planning Commission Meeting of September 04, 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.

Zoning Hearing Board Application #1

708 East Montgomery Ave., Tax Parcel #14-00-01756-003, Block #089, Lot Dimension-11,407 sq. ft.

- Request for storage garage.
- Applicants: Kathelyn Lay and Colin Beatty
- Zoning Statute: 208-16.2(c) – Accessory structure is greater than 450 sq. ft.
- Storage Shed and patio requested is shed-884 sq. ft. and patio-99 sq ft = Total 983 sq. ft.
- Project cost is \$60,000. The storage garage will not be built on a cement slab.
- Total Impervious Surface Coverage: 29.56 %

Request for Special Exception:

- According to Mr. Beatty, the storage garage is not detrimental to neighbors since the total impervious surface increase is still less than the maximum.
- There is no driveway access on the 708 Montgomery Ave. property to the shed. Mr. Beatty noted that he had permission from a neighbor to use his driveway and a part of the 708 Montgomery Ave. fence could be removed for access to the new structure.
- The neighbor on the other side has not been told of the project.

Colin Beatty noted that he had created the drawing and measurements. He added that the storage garage is needed since Katelyn Lay is a realtor who accumulates signs and additional furniture from houses up for sale to be used again at staging other houses that Ms. Lay is hired to sell.

Colin Beatty submitted a pen drawn diagram and dimensions. The measurements were not totally readable.

The majority of the Planning Commission members voted to forward the project to the North Wales Zoning Hearing Board. The vote was yes: Greg D'Angelo, Mark Tarlecki, Star Little and Lillian Higgins. Jocelyn Tenney voted no, noting that the measurements of the hand-drawn property diagram were not large enough to be clear.

Zoning Hearing Board Application #2

690 E. Walnut St., Located in TOD Zoning District, Tax Parcel 14-00-04500-01-3. Block 600 blk-690 unit, Lot Dimension 16,099 sq. ft.

Applicant: Robert A. Zimmerman, 220 Hibbert Rd., North Wales, PA 19454

Owner: KKR Properties LLC

- Request for a sign for a business.
- Relief from Section 208-89.1 – No freestanding signs are permitted.
- Use of property – Artisan sausage production and sales.

Request for Special Exception:

- The business is set back 90' from Walnut St. which creates a visibility hardship.
- The precedent is set with other businesses closer to the road who display similar signs.
- The sign is free-standing with a light inside. There will be stones around the base to protect it during lawn mowing.
- Mr. Zimmerman noted that he had already spoken with his neighbor Doug from Doug's Auto Repair and he has no problem with delivery trucks coming on his property.

Mark Tarlecki made the motion to forward the proposal to the Zoning Hearing Board with Lillian Higgins seconding the motion. All other Planning Commission members voted in agreement.

Minutes:

Minutes of July 03, 2024 were approved. Mark Tarlecki made the motion and Greg D'Angelo seconded the motion. All members voted in approval.

Tim Konetchy Noted the Schedule for the Future

- Tim provided members with material showing 'Bicycle Parking Facilities' and 'Bus Stop Design Guidelines'. Walnut St. has the most bus stops but any changes would be made when construction was being planned.
- October, 2024 – There will be no meeting unless there are applications to be considered. Tim Konetchy will be away.
- A schedule was provided until June 2025. It listed North Wales Borough's SALDO sections that the Commission will review by June 2025...Section 184: 24-65 and Article V-X.
- During the discussion the following was noted:
 - Consider pedestrian circulation in a parking lot, i.e. 7/10 Brewery.
 - Consider parking lots like at the Cultural Art Center for bike racks.
 - Consider streetscape standards.

Submitted,
Jocelyn Tenney, Secretary