

**North Wales Borough Planning Commission Meeting  
May 2, 2018 Meeting Minutes**

---

Commission members present were Gregory J. D'Angelo, Linda McAdoo and Peter Myers; Lillian Higgins and Mark Tarlecki were absent. Borough Manager Christine Hart, Assistant Borough Manager/Zoning Officer Alan Guzzardo, and Margaret Dobbs Donnelly, Senior Planner Montgomery County Planning Commission, were also in attendance.

There were five members of the public in the audience.

The meeting was called to order by Chairman Myers at 7:01 P.M.

1. Public Comment – There was no public comment.
2. Approval of Minutes

A motion was made by Mr. D'Angelo, seconded by Mrs. McAdoo, to approve the minutes of the April 4, 2018 Planning Commission meeting. The motion passed 3-0.

3. Consideration: Preliminary/Final Subdivision Plan Review – SD-18-01 – 215 Church Street

Present for the applicant: Robert Mortimer  
Drew DeFrees – MD Site Consultants, Inc.  
Randy Dautrich – Dautrich Engineering

Background – The applicant is proposing to subdivide the existing 26,400 square foot property into three lots. Proposed Lot 1 will consist of a portion of the existing dwelling, creating a semi-detached dwelling shared with proposed Lot 2. There is an existing gravel driveway on proposed Lot 1 and a paved driveway is proposed for Lot 2. Proposed Lot 3 will have a single family detached residential dwelling with a detached garage and paved driveway.

Mr. Mortimer distributed copies of the utility approval letters to Borough staff and the Planning Commission.

Mr. Dautrich stated that infiltration tests would be done next Thursday and they are considering placing the infiltration bed in the front of the property.

Regarding the proposed driveways on Lots 1 and 2 which do not provide a turnaround area, a revision to the plans was presented at the meeting but nothing has been submitted to the Borough for review.

Mr. Myers reviewed the list of variances granted by the Borough Zoning Hearing Board (Z-17-04) at the Zoning Hearing Board hearing on December 5, 2017. He stated that the Planning Commission would need to see the revised plans and an updated engineering review letter before making any recommendation to Council on this preliminary/final subdivision.

It was noted that the applicant has not responded to the Borough Engineer's letter of February 12, 2018.

Issues of concern identified by the Planning Commission and Borough staff included stormwater management and the new proposed turnaround for Lot 2, which would be in the front yard. The proposed driveway turnaround area did not receive a favorable response from the Planning Commission and Borough staff.

Denise Mercer, 211 Church Street, said she would like to talk to Mr. Mortimer about purchasing proposed Lot 3.

Mrs. Dobbs briefly looked at the revised plans which the applicant had presented this evening and noted that the new proposed turnaround in the front yard of Lot 2 is not consistent with design and streetscape standards.

Mrs. Dobbs referred to the Borough Zoning Ordinance, Section 208-141, Off-street parking and loading, and said that the applicant could ask Council to waive the turnaround requirement because of unique circumstances. Mr. Guzzardo said he would check with the Borough Solicitor on this and get back to the applicant on this driveway turnaround issue.

Mrs. Dobbs also stated that the proposed rain gardens should be planted with vegetation to keep as natural as possible.

Regarding stormwater management, the applicant said that perhaps the downspouts for Lots 1 and 2 could be redirected to the back yard. When asked, applicant stated he still needed to apply for the planning module.

With regard to Lot 3, the question was asked if the garage could be rotated 90 degrees to expand the back yard area.

A motion was made by Mr. D'Angelo, seconded by Mr. Myers, to adjourn the meeting. The meeting adjourned at 7:55 P.M.

Respectfully submitted,

Peter Myers, Chairman