

**North Wales Borough Planning Commission**  
**March 6, 2019 Meeting Minutes**

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Commission members present were Gregory J. D'Angelo, Lillian Higgins, Linda McAdoo and Mark Tarlecki; Alan Guzzardo, Assistant Borough Manager/Zoning Officer, and Maggie Dobbs Donnelly, Senior Planner MCPC, were also in attendance.

There were no people in the audience.

The meeting was called to order by Chair Tarlecki at 7:58 P.M.

Mr. Tarlecki announced that the Planning Commission had met previously this evening from 6:00-7:57 PM in a workshop meeting to continue the review of the Transit-Oriented District (TOD).

1. Public comment – There was no public comment.
2. Summary of workshop discussion

Mrs. Dobbs stated that the Planning Commission was continuing the review of the Transit-Oriented District (TOD) and this evening's workshop had concentrated specifically on Sections 208-101, Purpose and applicability, subsection B, General goals and objectives, and Section 208-102, Use regulations, subsections A, Residential uses, and Subsection B, Non-residential/Commercial uses.

Mrs. Dobbs summarized the workshop as follows: Existing general goals are broadly applicable to TOD districts but are non-specific to the context of North Wales. Goals are heavily focused on a reduction of auto-dependency within the District, but due to the size of the District and the Borough's suburban setting this is an unrealistic goal. Future development under the Borough's TOD should focus more on enhancing pedestrian amenities, creating unifying architectural standards, and encouraging appropriate mixed-uses to build a commercial and residential hub around the train station. Updates to this section will "right-size" the goals to meet the Borough's individual planning context.

The discussion on permitted use types looked closely at the residential and non-residential use types that are currently permitted. The Planning Commission felt an update to these use types was warranted, given the size and scope of the TOD. Some of the less-dense residential types including single-family detached and townhouse use types were recommended to be removed as permitted uses within the District in order to focus on residential use types within mixed-use buildings. Non-residential uses were examined for their suitability within the District. Some of the use types were determined to be inappropriate for the District, and included drive-through facilities, large retail uses over 10,000 square feet, and motor vehicle sales agencies. Additional use types that are desired to be included were listed and include breweries/distilleries, specialty food retail, and personal services. Some of these use types are not currently defined anywhere in the

Borough's zoning code and therefore amendments will need to be made to the definitions section and the Schedule 1 chart as well.

Next tasks will include:

- a. Revise Section 208-101.B to ensure the goals and objectives reflect specific goals for the TOD in North Wales Borough.
- b. Revise Sections 208-102.A and B to revise and/or eliminate the permitted uses.

3. Approval of Minutes

A motion was made by Mr. D'Angelo, seconded by Mrs. Higgins, to approve the minutes of the February 6, 2019 Planning Commission meeting. The motion passed 4-0.

A motion was made by Mr. D'Angelo, seconded by Mrs. McAdoo, to adjourn the meeting. The meeting adjourned at 8:02 P.M.

Respectfully submitted,

Mark Tarlecki, Chair