

**North Wales Borough Planning Commission Meeting**  
**March 4, 2020 Meeting Minutes**

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

There were no people in the audience.

The meeting was called to order by Chair Martin Washington at 7:02 P.M.

1. Workshop Summary

With reference to the proposed Planning Commission projects for 2020, Ms. Dobbs reported that the following items were discussed:

- a. Zoning Review – This will be done at the staff level with Ms. Dobbs and Mr. Guzzardo meeting once a month and periodic updates will be given to the Planning Commission. Approximately 1-3 months will be spent on each section grouping. The zoning update will be in the following order:

- All Residential Districts (consider accessory uses and accessory dwelling units)
- LI Limited Industrial District
- CBD Commercial Business District
- OR Office-Residential District and ROR Restricted Office Residential District
- GP Government-Public District and INO Institutional Overlay District
- General Provisions and Nonconforming Uses
- Administration; ZHB; and Violations
- Signs
- Any other remaining Articles and finalizing definitions

It is planned that a review of the SALDO will be done in 2021.

- b. Walkability Audit - Evaluate status of sidewalks, crosswalks, and other pedestrian infrastructure and make recommendations for future improvements.

- Ms. Dobbs distributed a MCPC memo dated February 21, 2020 which outlined the scope of work, project outcomes, and estimated timeline.
- Discussion ensued as to how to best inform residents. In addition to the Borough Website and FB page, suggestions included distribution of information at the April Primary election, Earth Day activities, church bulletins, and the Library newsletter and also consider a public workshop in August.

- Ms. Dobbs reviewed the steps of this audit – Documentation, feedback, policy implementation. MCPC will prepare the report and coordinate with the Borough Shade Tree Commission on shade tree plantings.
- c. Permit Parking Audit – Conduct a permit parking audit for the Borough to evaluate the effectiveness of its current permit parking program and make recommendations to improve the administration of the program.
- Ms. Dobbs distributed a MCPC memo dated February 21, 2020 which outlined the scope of work, project outcomes, and estimated timeline.
  - The timeline was discussed and it was decided the parking counts will be completed in the spring, while the remaining administrative components of the study (checking on number of permits, capacity for on-street parking, list of violations from the Police Department, etc.) will be done in the fall. These elements were originally considered as preliminary work prior to the counts being conducted, but due to sunlight and weather patterns it was determined to be better to conduct the counts in the spring.
2. Public Comment – There was no public comment.
3. TOD Zoning Text Amendment
- The latest draft, dated February 26, 2020, of the TOD zoning text amendment was reviewed. Ms. Dobbs will present an overview of the changes to the TOD and a summary of the goals of the ordinance amendment at the March 10<sup>th</sup> Council meeting.
- A motion was made by Mr. D’Angelo, seconded by Mrs. McAadoo, to recommend that Council authorize the Borough Solicitor to prepare the TOD zoning amendment for consideration by Council. The motion passed 5-0.
4. Approval of Minutes
- A motion was made by Mr. Tarlecki, seconded by Mrs. Higgins, to approve the minutes of the February 5, 2020 Planning Commission meeting. The motion passed 5-0.
5. Other Items
- Mr. Guzzardo reviewed Resolution 2020-016, adopted February 25, 2020, submitting a grant application for the Center Street pedestrian connection and gateway project.

- Total project cost - \$194,670
- Grant request - \$154,725
- Borough match - \$32,445 cash + \$7,500 in previous grant disbursement = \$39,945

A motion was made by Mr. D'Angelo, seconded by Mrs. McAdoo, to adjourn the meeting. The meeting adjourned at 7:24 P.M.

Respectfully submitted,

Greta Martin Washington, Chair