

**North Wales Borough Planning Commission Meeting  
July 1, 2020 Meeting Minutes**

---

At the start of the meeting, Mrs. Martin Washington announced that the North Wales Planning Commission meeting was being conducted virtually by the use of telecommunications devices via a Zoom Conference accessed by either telephone using the dial in number or entering the URL on an internet browser, both of which were provided on the North Wales Borough website [www.northwalesborouh.org](http://www.northwalesborouh.org) at least 24 hours prior to the meeting.

Commission members present were Gregory J. D'Angelo, Greta Martin Washington, Linda McAdoo and Mark Tarlecki; Mrs. Higgins joined the meeting at 7:50 PM. Assistant Borough Manager/Zoning Officer Alan Guzzardo and Margaret Dobbs, MCPC, also participated in the virtual meeting.

There were no interested parties participating through the Zoom Conference link.

The meeting was called to order by Chair Martin Washington at 7:14 P.M.

1. Public Comment – Mr. Guzzardo stated that no questions or comments were received from the public prior to tonight's meeting.
2. Discussion of 2020 Planning Commission Work Items
  - a. Walkability Audit - Ms. Dobbs reported that MCPC is still working on updates to the interactive map and the latest version will be sent to the members for review. Data collection has begun to document current sidewalk conditions and take photos. It was decided this audit should be the primary focus for now.
  - b. Given the challenges of working during this pandemic crisis and the inability to meet in person, the Zoning Ordinance update is currently on hold.
  - c. Parking Audit - Ms. Dobbs reported that the base mapping is being done.
3. Consideration: Zoning Hearing Board Review - Application Z-20-02

The Planning Commission reviewed the application by Lisa Cole, aka Lisa Colson. The property is located at 623 East Walnut Street. Applicant is requesting a variance to permit a third accessory structure, a 12' x 24' oval above ground swimming pool, in the back yard.

Mr. Guzzardo noted that the application meets all the other provisions of the Borough Zoning Ordinance. Ms. Dobbs asked about the large tree in the rear yard which is shown on the September 2019 Google Map; Mr. Guzzardo believes this was removed in preparation for the swimming pool installation. Mr. Tarlecki asked about procedures for pool drainage and Mr. D'Angelo replied that above ground pools are not drained every year but instead covered. Ms. Dobbs asked about fencing around the pool and Mr.

Guzzardo replied it would be 4' high. Mrs. Martin Washington noted that the required UCC permit will cover safety issues such as a gate, fence, steps, etc.

Recognizing the historic significance of the house and carriage house/shed, a motion was made by Mr. D'Angelo, seconded by Mr. Tarlecki, to recommend that the Zoning Hearing Board approve the subject application for a variance from the North Wales Borough Zoning Ordinance, Article VII, R-C Residential District, Section 208-55, Accessory buildings, to permit a third accessory structure, a 12' x 24' oval above ground swimming pool in the back yard. The motion passed 4-0.

4. Consideration: Zoning Hearing Board Review - Application Z-20-03

The Planning Commission reviewed the application by Jean-Paul Vincent. The property is located at 304 West Walnut Street. Applicant is requesting:

- a. A special exception to permit a minor home occupation, a mortgage company.
- b. A variance to allow the minor home occupation in a single-family semidetached dwelling.
- c. A variance to not add an additional two paved off-street parking spaces.

Mr. Guzzardo reviewed the application for a minor home occupation in a twin home and the requirement to provide two paved off-street parking spaces. Mrs. Martin Washington expressed her concern that once the minor home occupation was granted it was permanent. The one employee resides at 306 West Walnut Street so parking is not an issue at the present time, but this could change if a different employee had to drive to 304 West Walnut Street. It was noted that there is no on-street parking and that parking could be available on Swartley Street.

A motion was made by Mrs. McAdoo, seconded by Mr. D'Angelo, to recommend that the Zoning Hearing Board approve the subject application for a special exception from the North Wales Borough Zoning Ordinance, Article VII, R-C Residential District, Section 208-47.F.(1), Permitted Uses, to permit a minor home occupation, a mortgage company. The motion passed 4-0.

The Planning Commission decided to make no recommendation on the two variances:

- a. A variance from the North Wales Borough Zoning Ordinance, Article VII, R-C Residential District, Section 208-47.F.(1), Permitted Uses, to allow the occupation in a single-family semidetached dwelling.

- b. A variance from the North Wales Borough Zoning Ordinance, Article XVII, General Provisions, Section 208-139.A, Home occupations, to not add an additional two paved off-street parking spaces.

5. Approval of Minutes

A motion was made by Mr. Tarlecki, seconded by Mr. D'Angelo, to approve the minutes of the June 3, 2020 Planning Commission meeting. The motion passed 5-0.

A motion was made by Mr. D'Angelo, seconded by Mr. Tarlecki, to adjourn the meeting. The meeting adjourned at 7:56 P.M.

Respectfully submitted,

Greta Martin Washington, Chair