



JENKINTOWN PLANNING COMMISSION
June 19th, 2018
6:30pm-8:30pm
700 Summit Avenue, Jenkintown Pennsylvania

MEETING MINUTES

Attendance

Members Present: Gabriel Lerman - Chairman, Phil Zimmerman - Secretary, John Krebs, Glenn Morris
Members Absent: Jon McCandlish, Joe Hentz
Others Present: George Locke – Borough Manager, Montgomery County Planner - Marley Bice,

Public Comment

See sections below.

Reports

May 17th, 2018 Planning Commission (P.C.) meeting minutes were approved.

P.C. Chairman Gabe Lerman reported that an earlier meeting between himself, Borough Council President Deborah Pancoe and Montgomery County Planners regarding SEPTA renovations to the Jenkintown train station was very productive. The group discussed continuing collaborative discussions as the renovation proposal develops. Lerman stated that the council/planning commission is still awaiting SEPTA and FTA (Federal Transportation Authority) response to previous borough comments and letter of recommendation.

New Business

2035 Comprehensive Plan Presentation and Planning Commission Review

As a follow-up to previous P.C. reviews, Montgomery county planner Marley Bice presented collected public comments and final changes to the Borough's 2035 Comprehensive Plan. She stated that all revisions would be made to the final document prior to Borough Council review on the 27th of June. A revised 2035 Comp Plan will also be made available to the public in PDF form through the Borough's website.

The P.C. approved the 2035 Comp Plan and recommended approval to Borough Council through a letter to be drafted by P.C. Chairman Gabe Lerman.

2035 Comprehensive Plan Public Comment

Concern was raised by borough resident Hilary Fuelleborn that current development proposals being presented to Borough Council and the Zoning Hearing Board do not comply and furthermore contradict guidelines laid out in the 2035 Comp Plan. P.C. members stated that until the plan is formally adopted by the Borough through Borough Council's approval, the document can have no bearing on current development plans. The P.C. reiterated the importance of the plan's purpose to act as a guide to Borough Council decisions in matters of borough development and the importance in the Borough's adoption of the plan as soon as possible.

Fuelleborn also inquired about what the P.C. could do preemptively to comment or make recommendations regarding current Borough development proposals. P.C. Chairman Gabe Lerman responded that until each project has been formally brought to the P.C. for Sub-Division and Land Development review following any Zoning Board rulings, the P.C. cannot take any official action.

Borough Manager George Locke stated that P.C. members have been advised against public comment regarding current development projects until each proposal is officially reviewed.

Borough resident Moshe Even-Shoshan expressed specific concern regarding the Helwig/Taco Bell development project, stating various ways in which he believed the project would contradict the 2035 Comp Plan and have negative impacts on the community. P.C. Chairman Lerman reiterated that until this development proposal is officially brought before the commission for review, the P.C. would not be able to officially comment.

Hilary Fuelleborn inquired about the possibility of the Borough creating a full-time paid position that would promote economic development in the community as recommended in the 2035 Comprehensive Plan. The P.C. responded that this is being seriously considered by Borough Council and would be a priority once the plan has been adopted.

Review of Ordinance 2018-01 – Medical Marijuana Grower/Processor Use Classification

Borough Manger George Locke explained that although the Borough had adopted zoning classifications for State mandated regulations regarding medical marijuana dispensaries, it hadn't adopted any zoning classifications for medical marijuana grower/processor facilities. He stated that because of statewide adoption of such provisions, this missing zoning classification would open interpretation of current borough zoning code to ambiguity and possible negative effects on the community. Adoption of Ordinance 2018-1 would dictate specific guidelines for medical marijuana grower/processor use classification.

Mr Locke stated that some interest in locating a medical marijuana growing/processing facility in the Borough has spurred the proposal to adopt Ordinance 2018-1.

The P.C. approved support of Ordinance 2018-1, and will provide a letter of recommendation/support to Borough Council.

Letter of Support for Local Share Grant

The P.C. discussed the progress in planning for the demolition of several structures ahead of the development of the Cedar St. parklet project. A letter requesting support of funding though a Montgomery County Local Share Grant was reviewed and approved by the P.C., and signed by P.C. Chairman Lerman.

Ongoing Business

610 Summit Ave – Roizman Development/Summit House – Process Status Update

Following the Zoning Hearing Board's approval of the Roizman development's conditional use application, the P.C. is to formally review the project at its August meeting.

141/169 Greenwood Ave Development

A revised zoning review submission has not been received for the Greenwood Ave development although a revised and compliant application had been expected. There have been some signs that the owner may attempt to seek zoning relief for several items.

Jenkintown Historic Resource Inventory

Borough manager George Locke reiterated the importance of the Planning Commission's role in reviewing and updating the borough's historic building inventory. It was suggested that the P.C. reach out to David Rolan at the Abington Arts Center to discuss Jenkintown historic properties that would be candidates for P.C. review and inclusion on the revised historic properties registry. Montgomery County planner Marly Bice offered to provide several historical references that would aid in the P.C. review. She also suggested the P.C. consider applying for a PHMC grant to fund hiring a preservation expert to aid in the updating of the borough historic properties registry.