



**JENKINTOWN PLANNING COMMISSION**  
**May 17th, 2018**  
**6:30pm-8:30pm**  
**700 Summit Avenue, Jenkintown Pennsylvania**

**MINUTES**

**Attendance**

Members Present: Gabriel Lerman, Phil Zimmerman, Jon McCandlish, Joe Hentz, John Krebs  
Members Absent: Glenn Morris, Gregory Biles  
Others Present: George Locke – Borough Manager, Montgomery County Planner - Marley Bice, Deborah Pancoe – Council President

**Public Comment**

See sections below.

**Reports**

April 18<sup>th</sup>, 2018 Planning Commission meeting minutes were approved pending minor revisions.

Borough response and recommendation letter to Septa regarding accessibility renovations was submitted in April. No formal response has been received from Septa although the Montgomery County Planning Commission has requested further discussions with planning commission president Gabe Lerman and borough council president Deborah Pancoe. Members reiterated the desire for Jenkintown station to remain and continue to be actively used. Additional information regarding Septa's renovation proposals is to be redistributed to the P.C. members.

P.C. members Gabe Lerman and Phil Zimmerman, as well as borough manager George Locke, were acknowledged for completing PMPEI training in community and regional planning. The next training session regarding Zoning is to be held in September.

**New Business**

**2035 Comprehensive Plan Presentation and Planning Commission Review**

Montgomery county planner Marley Bice gave a presentation summarizing the borough's draft 2035 comprehensive plan. Following a formal presentation, P.C. members and the public were invited to comment.

P.C. member Joe Hentz raised his concern of the plan's future land use designation of Beaver Hill Condominiums as a transit-oriented development.

Joe Hentz inquired about continuity between the borough's previous revitalization plan and the draft 2035 comprehensive plan. Marley Bice made clear that content from previous studies and plans were considered and selectively included as part of the current plan. Jon McCandlish expressed that the revitalization plan be reviewed, and pertinent specific content be included in the final comprehensive plan.

Jon McCandlish commented on the importance of the guiding principles outlined within the comprehensive plan in shaping the Planning Commission and Jenkintown Borough's decision making upon adoption of the plan. He reiterated interest in taking proactive steps to begin to implement the plan's recommendations. Marley Bice suggested the P.C. focus on evaluating the borough's zoning and ordinances as a first step.

## **2035 Comprehensive Plan Public Comment**

Public comments were made regarding the comprehensive plan's generic language and content, and concern was raised that significant and impactful change would be slow to happen without very targeted goals. Two members of the public and local business owners suggested a proactive approach to reevaluating the borough's ordinances and zoning codes and enforcement, as well as the promotion of successful businesses through business incubation programs.

Public comment was very focused on implementation of the plan, expressing the importance of specific actions that would promote positive change to both commercial and real estate districts within the borough. The suggestion was made that a paid position be created that would manage the implementation of the 2035 comprehensive plan and be responsible for the promotion of the borough within the guidelines of the plans recommendations. P.C. members suggested that a commission sub-committee might be specifically helpful in steering the implementation of the plan.

## **Ongoing Business**

### **610 Summit Ave – Roizman Development**

The Zoning Hearing Board approved the conditional use application for the project, and borough council met to discuss the project's approval. A final ruling will be made at the next borough council meeting.

### **141/169 Greenwood Ave Development**

The property owner is in the process of making plan revisions that will allow the project to proceed without gaining any zoning relief. The project is likely to be soon under Design Review Board and Planning Commission review as part of the Land Use Development review process.

Council president Deborah Pancoe expressed specific concern regarding the project's impact on neighborhood density, parking and its subsequent development of the properties steep slope.

### **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. Several recent developments have impacted buildings that would have likely been listed as historically relevant. Priority to updating the existing list is paramount to the protection of other possible currently unlisted buildings. P.C. members suggested circulating next steps in acting prior to June's meeting. County planner Marley Bice also expressed interest in participating in this process.