



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

MEETING MINUTES

Attendance

Members Present: Gabriel Lerman - Chairman, Phil Zimmerman - Secretary, John Krebs, Jon McCandlish

Members Absent: Joe Hentz, Glenn Morris

Others Present: George Locke – Borough Manager

Public Comment

None.

Reports

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

PC Chairman Gabe Lerman has had ongoing communication with the Montgomery County Planning Department and SEPTA regarding the planned renovations to the Jenkintown train station. He has expressed the Borough's interest in meeting with SEPTA independently of Cheltenham Township to discuss how the project will affect Jenkintown specifically. This meeting is tentatively planned for late July/early August.

New Business

Review of Zoning Ordinance 2018-2 – Revisions to 181-87 Non-Conforming Uses

The PC reviewed the current language for zoning ordinance 181-87 pertaining to non-conforming buildings and uses. Borough Manager Locke proposed new language that would seek to limit the extent of newly constructed non-conforming uses to existing buildings. Mr. Locke requested that the PC review and revise the proposed amendments with the goal of making a recommendation to Borough Council for adoption. The PC compiled several questions regarding the specific components of the proposed new language. These included requested clarifications to the following items;

- The definition of building area or footprint.
- The extent to which the amendment would allow any future expansion of non-conforming buildings/uses.
- The precedent for the percentage amount (25%) of extended non-conforming buildings/uses allowable.
- How the new language might have any unintentionally harmful impact to residents or businesses.

August Planning Commission Meeting

The PC discussed whether to have a meeting in August as Borough Council and most committees do not meet in that month. Due to the intention of the 610 Summit Ave development to begin the SALDO review in August, with the developer requesting to make their first presentation to the PC in that month, the PC decided that a meeting in August would be necessary.

Ongoing Business

2035 Comprehensive Plan - Status Update

The 2035 Comprehensive Plan's adoption by Borough Council in the June meeting had to be postponed. Barring further complications, the plan is expected to be adopted by Council during the July meeting.

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

The developer for the 610 Summit Ave property has resubmitted plans that have met the conditional use requirements and are to be next reviewed by the Planning Commission (PC) as part of the Sub Division and Land Development process requirements. The first of two presentations to the PC will be part of the next PC meeting in August.

PC Chairman Gabe Lerman reiterated that developer is to submit a full package of materials (plans, elevations, application, etc.) to the PC prior to the developer's first public presentation to the Commission. This will give members adequate time to fully familiarize themselves with the details of the proposal. Mr. Locke clarified that following this first public PC presentation, PC members shall be given the opportunity to ask questions and comment following the developer's presentation of the project.

The developer has made some concessions in the plan based on Zoning Board Hearing appeals, although these appeals are yet to be fully resolved. Representatives of all parties continue to seek resolutions so that the project may move forward.

459/471 York Road – Taco Bell Development

The proposed development for a Taco Bell located at 459/471 York Road was withdrawn without prejudice, ending the possibility of the project. The owner/developer of the property is still considering development options for the existing property, although is likely to pursue a permitted use.

Jenkintown Historic Resource Inventory

The PC plans to meet sometime in early August to review the properties currently on the Borough's historic resource inventory as a first step to updating the list. The PC may subsequently contact outside resources for further assistance in identifying additional historic properties/structures of significance.

Other Business

Update to Planning Commission Email and Electronic Collaboration Platform

After discussing with Borough Manager Locke and the Borough's IT consultant, the PC determined that the use of a formal digital collaboration platform (Office 360) would not be feasible for the group and that all information to be shared electronically would be done so through both a Borough PC email box or through Dropbox. Mr. Locke and PC Chairman Lerman will be working together to set up a shared PC mailbox and organize access to Dropbox.

Economic Development Officer

Jon McCandlish inquired about the Council's progress in identifying and retaining economic development personnel as recommended in the 2035 Comp Plan. Borough Manager Locke relayed that although this initiative is a high priority for Borough Council, they will not formally be considering moving forward with creating or filling such a position until the 2035 Comp Plan has been formally adopted.

Other Developments

The PC inquired about active RFI proposals for the development of the Borough Hall property at 700 Summit Ave. Borough Manager Locke relayed that following the Redevelopment Authority review of the two proposals, Borough Council will review and approve a single proposal. In addition to the 700 Summit Ave development proposals under consideration, the re-development of a property at 93 York Rd into upgraded ground floor retail and upper floor apartments will be submitting for either a variance and/or seeking review before the Zoning Hearing Board. Mr. Locke relayed that the owner/developer would like to begin these processes as early as August.