



JENKINTOWN PLANNING COMMISSION
November 20th, 2018
6:30pm-8:30pm
700 Summit Avenue, Jenkintown Pennsylvania

MEETING MINUTES

Attendance

Members Present: Gabriel Lerman – Chairperson, John Krebs, Jon McCandlish, Emily Wicks, Phil Zimmerman

Members Absent: Glen Morris, Joe Hentz,

Others Present: George Locke – Borough Manager, Deborra Sines - Pancoe-Borough Council President, Christian Soltysiak - Borough Councilperson and Lucinda Bartley

Public Comment

See Below.

Reports

October 2018 Planning Commission (PC) meeting minutes were approved.

New Business

Cedar Street Park Planning Meeting

Representatives of the Cedar Street Park planning committee, including Borough Councilperson Christian Soltysiak and park planning committee member Lucinda Bartley, shared project progress and design updates with the PC. The presentation introduced the commission to the following items...

- Summary or Site Conditions
 - o Existing buildings to be removed
- History of the Park Project
 - o Acquisition of Land
 - o Proposals for Funding
 - o Public Engagement
- Description of Design Process
 - o Surrounding Green Space Inventory
 - o Site Analysis
 - o Public Engagement
 - o Design/Construction
- Park Design
 - o Park Precedents – Pocket Parks, Formal Gardens, Native Landscaping
 - o User survey – Different users groups expected at different times
- Review of Public Visioning Session – Public Design Input
 - o Public access and parking
 - o Landscape elements that promote play (not play equipment)
 - o Site storage

Through previous public engagement and design work by both Penonni and Lucinda Bartley, three concept plans have been created, and were briefly introduced to the PC. Four public engagement sessions had been planned to be held in the coming months to further refine a preferred concept plan, with a final plan and construction documents to be presented to Borough Council for approval in late

March. Following Council approval, final grant funding documents are to be submitted for review and approval in April.

Public Comment

A member of the public asked how maintenance will be accounted for within the new park. A representative of the park planning committee responded that a park maintenance plan would be developed as part of park planning, and that park maintenance would be done by the Borough. They elaborated that dedicated maintenance vehicle parking would be included as part of the final park design.

A member of the public asked when site demolition would begin. Borough Manager George Locke and representatives from Penonni explained that grant funding dedicated to site demolition was expected to be distributed soon. Site demolition had also been on hold pending the completion of site assessments that have been recently completed. Mr. Locke stated that site demolition is expected to begin soon.

A member of the public inquired about what would happen if expected demo and construction funding wasn't approved. Mr. Locke reassured the public that grant funding has already be recommended for approval by the county and that full approval for grant funding is expected for soon.

Borough council president Deborah Pancoe-Sines reminded the members of the public that although the design and funding process for the Cedar Street park has taken some time, the original projection for project planning and completion was three years. She reminded everyone that the project is currently within that time period and tracking on schedule.

Implementation of the 2035 Comprehensive Plan

PC member Jon McCandlish presented a breakdown of Comp Plan initiatives that he identified and categorized in a way that created specific tasks or actions items that the PC could more easily analyze and tackle. Initiatives were distributed as follows...

- Zoning Oriented Strategies
- Design Oriented Strategies
- Economic Policy Oriented Strategies
- Enforcement Oriented Strategies
- Municipal Collaboration Oriented Strategies

County planner Marley Bice suggested that the PC begin with Comp Plan initiatives related Borough zoning code, stating that now would be an opportune time to focus on updating ordinance language and requirements. The PC agreed with this suggestion and acknowledged the necessity to take advantage of opportunities to strengthen existing requirements and more align them with the recommendations of the Comp Plan.

The PC asked if Ms. Bice would be to able provide the commission with sample language or model ordinance for review and comparison to existing Borough zoning code. She gave several example model ordinances that first came to mind; New Town Mixed-Use, Village Mixed-Use and Downtown Residential model ordinances. Ms. Bice stated that she would provide the PC with additional information regarding each model ordinance for further review.

Mr. Locke reminded the PC that both Abington and Cheltenham had recently revised their zoning codes and suggested that the PC review what they had done and how their revisions align/do not align with Borough Comp Plan recommendations.

Ms. Bice also stated that the Borough's Subdivision and Land Development Ordinance would also need to be reviewed and updated as its current language/requirements are limited. She offered to provide the PC with county model SALDO code for comparison.

The PC discussed approaches to encourage successful transit-oriented development (TOD). In particular the Jenkintown 2035 Comprehensive Plan promotes Noble Station as a potential location for TOD, which is in alignment with the 2007 Abington Comprehensive Plan. The PC also discussed the possibility of creating incentives to spur investment in the Jenkintown-Wyncote train station and adjacent buildings, specifically street-level retail along West Avenue and utilization of the unused portion of the train station.

The PC discussed parking, and the balance of creating a walkable and pedestrian oriented community that would also continue to accommodate car travel and parking. The PC asked Ms. Bice if she could think of any neighboring communities that have implemented successful and/or unique approaches to parking. PC members stressed the importance of thinking about parking solutions that would encourage development without hindering that development with traditional surface parking requirements.

The PC inquired about the implementation of a car share service; Zipcar. Mr. Locke confirmed that there are currently no carshare services in the borough although implementing such a program would seem to make sense, specifically at locations such as the Jenkintown train station.

Ms. Bice suggested that the Borough pursue identifying a specific historic district that would help to protect the Borough's historic resources as well as encourage a higher standard of retail and commercial development. She stated that a Historic Review Board would need to be formed as part of the designation process, but that it would serve as a useful additional step of review for all future development projects within the Borough. She elaborated that this would be a designation initiated through the state and that grants would be available to offset the costs of the process. The PC discussed how Ardmore is an example of an adjacent town that has used a Historic District designation to promote successful development of their town center.

Following the PC discussion of 2035 Comp Plan implementation items and tasks, Ms. Bice offered to compose and distribute a summary memo that would identify specific next steps related to zoning, ordinance and SALDO review and updates.

Conditional Use Application for 201 York Road

A conditional use application for a property located at 210 York Road was submitted to the PC for review. Proposed modifications include the conversion of 2nd and 3rd floor office space into residential units.

The PC inquired about parking requirements and number of parking spaces currently provided. In addition, the PC inquired about what modifications might be required to the exterior of the building as part of the project. Borough manager Locke stated that no new parking spaces are required or are to be provided. He also stated that no modifications to the exterior of the building were proposed, and that the only changes could be related to HVAC units located on the roof. The PC responded by asking that the applicant consider screening any new/existing rooftop units visible from the street level.

The PC recommended conditional use approval by Borough Council for proposed interior modifications to 201 York. PC chairperson Gabe Lerman is to provide a letter of recommendation to Borough Council confirming recommendation and stating PC conditions under which recommendation had be given.

Conditional Use Application for 400 York Road

A conditional use application for a property located at 400 York Road was submitted to the PC for review. Proposed modifications to the current Wells Fargo Bank building include the conversion of upper floor office spaces into several residential units.

The PC had several questions regarding building/residential unit access, parking and general project scope. Mr. Locke suggested that the applicant come before the PC to present his proposal and make themselves available for questions and requests for clarification. During the meeting, Mr. Locke confirmed that the applicant would be available to attend the December meeting to present the proposal prior to PC review.

Ongoing Business

Community Local Historic Resource Inventory

The PC discussed the status of recommended updates to the local Historic Resource Inventory. Mr. Locke conveyed that proposed revisions would be going before Borough Council in the upcoming meeting for final approval.

Wyncote/Jenkintown Train Station

PC Chairman Gabe Lerman conveyed that there were no new updates regarding SEPTA's plans for renovations to the Jenkintown train station.

261 Old York Road – Pavilion Antenna Proposal (Abington Township)

A letter of comment and recommendation was provided by PC Chairperson Gabe Lerman, stating that the proposed antenna be relocated to the rear of the roof and the request that all future antennas are to be submitted to the Borough PC for review.