



JENKINTOWN PLANNING COMMISSION
May 14th, 2019
6:30pm-8:30pm
325 Highland Avenue, Jenkintown Pennsylvania

MEETING MINUTES

Attendance

Members Present: Gabriel Lerman – Chairperson, Phil Zimmerman, Jon McCandlish, Lucinda Bartley, Allison Danilak
Members Absent: Joe Hentz, Glen Morris
Others Present: George Locke – Borough Manager

Reports

The Planning Commission (PC) welcomed new member Alison Danilak.

New Business

441/443 Leedom Street

The owner of a property located at 441 Leedom St presented revisions to a development proposal that had previously been reviewed by the PC. These revisions included a reduction in requested property subdivision of three to two, and the exclusion of a new accessory garage structure. The proposal maintained a request for zoning relief of various dimensional criteria that would have otherwise affected existing structures through the subdivision of the property. In addition, the property owner requested that the PC allow the application to serve for both preliminary and final review and to waive the subsequent, required land development review, allowing the proposal to move directly to Borough Council (BC) for final review.

The PC inquired about access to both properties through a shared driveway, specifically how the current configuration of the driveway located entirely on one property would ensure shared access to the second, subdivided property. The property owner confirmed that shared access rights would be granted through the language of the properties' deeds, and that the second property would have access by way of an access easement through the first.

The PC inquired about the size of the rear yard and the project's area of impervious paving. The owner confirmed that the area of impervious paving met the requirements outlined in the Borough's zoning, and that because the previously proposed garage would no longer be constructed the rear yard would indeed be larger. The PC suggested that the rear paved parking be slightly reconfigured to accommodate direct access to the larger rear yard without having to cross the driveway or parking.

The PC asked if all of the zoning relief requests, specifically pertaining to non-compliance of required right-of-way width at the front of the property, had been reviewed and been found acceptable by the Borough Engineer. My Locke and the owner stated that this had not yet been done, but that it would be prior to moving to BC for final review.

The PC agreed that no land development review would be necessary and motioned to recommend approval to BC under the condition that the zoning relief requests be reviewed by the Borough Engineer, and that any concerns be addressed.

The project proposal was approved for PC recommendation for BC approval with all in favor.

Review and Update of the Community Local Historic Resource Inventory

The PC discussed the previously recommended updates to the community historic resource inventory, specifically regarding the previous PC meeting where several property owners objected to their properties being added to the list. The planning commission discussed community members' primary concerns with ambiguity in zoning code language defining how historic structures are categorized and the seemingly arbitrary means by which they are included to an updated historic resources inventory.

The PC discussed property owners' concerns regarding potential limitations to future property modifications or property values. Members stated that creating this type of burden is clearly not the intent of the inventory and that ideally the list would enable a path to public review prior to any demolition for properties and structures that are deemed historic.

The PC asked for clarification to the exact wording of the zoning code language defining how modification/demolition of a historic structure would be permitted through public review. Mr. Locke clarified the exact language of the code, and the PC determined that it did seem overburdensome and possibly not in line with current PC understanding of the requirements' intents.

Members of the PC recommended that it create much more clear and specific goals for defining the intent of the zoning language, and that the PC consider revised zoning language to ensure that the letter of the code meet the intent of the goals. Mr. Lerman requested that the Borough solicitor make recommendations for revised language and that they also be present to discuss proposed changes with the PC in their next meeting.

2035 Comprehensive Plan, Zoning Review Update and SALDO Review Update

The PC inquired about the progress regarding comp plan, zoning and SALDO revision feedback from County planner Marley Bice. Mr. Locke and Mr. Lerman confirmed that Ms. Bice had not yet reached out to either of them with any recommendations or requests to discuss these items further. Mr. Lerman stated that he would reach out to her and request that she be present at the next PC meeting to discuss her recommendations.

93 York Road

Mr. Locke discussed with the PC a possible future conditional use review for renovations/development of a property located at 93 York Road. He described the project as requesting relief to include a food service drive through, new second and third floor apartments and for various additional dimensional non-conformities. The PC discussed the project briefly, with further review pending future presentation to the members.