



JENKINTOWN PLANNING COMMISSION
February 18th, 2020
6:30pm-8:30pm
325 Highland Avenue, Jenkintown Pennsylvania

MEETING MINUTES - DRAFT

Attendance

Members Present: Gabriel Lerman – Chairperson, Phil Zimmerman, Jon McCandlish, Lucinda Bartley, Alison Danilak
Members Absent: Joe Hentz, Glen Morris
Others Present: Shelby Smith – Jenkintown Borough Administration

Reports/Actions

Meeting Minutes

Meeting minutes from October and January 2019 Planning Commission (PC) meetings were approved.

New Business

807 Greenwood Avenue – Tattoo Studio Conditional Use Review

The owner of Houndstooth Studio, Karly Cleary met with the Planning Commission (PC) and presented a proposal to use a property located at 807 Greenwood Avenue for a boutique body art/tattoo studio and gallery. Ms. Cleary was seeking conditional use of the property for the requested use. Zoning does not prohibit or specifically allow a tattoo studio use and there is precedent for similar uses permitted by conditional use within the borough (Nobleheart Tattoo Studio). Ms. Cleary stated that she has secured a signed lease with the property owner and hopes to seek approval from Borough Council (BC) as soon as possible.

Mr. Lerman asked Ms. Cleary if she was concerned about competition within the Borough with a similar business within such close proximity. She explained that her studio is to be of a different format in that her business would consist mainly of scheduled sessions, booked months in advance. She further explained that during these private sessions the front door would remain locked and that at no time would walk-in customers be taken. Ms. Cleary also described her relationship with the current (new) owners of Nobleheart as friendly and collaborative.

Ms. Danilak asked Ms. Cleary to describe the interior of her proposed studio. She described a front-of-house space with a small retail/gallery area and reception desk. The studio would be located to the rear of the space behind privacy screening.

Mr. McCandlish asked Ms. Cleary why she chose Jenkintown for the location of her business. She explained that she had been seeking a small, close knit community that her business could be a part of. She further explained that she hopes to be an active participant within the community, and described participation in community events and outreach.

Mr. Lerman asked about parking for the studio and Ms. Cleary/Ms. Smith confirmed that the necessary parking requirements would be met with three dedicated spaces.

Ms. Cleary briefly discussed her background as a tattoo artist and the requirements she and her business need/have as a tattoo studio. She confirmed that she is bloodborne pathogen certified although being so is not a requirement for opening a studio.

Ms. Danilak inquired about proposed signage. Ms. Cleary proposed having a single large sign stating the name of the studio only, "Houndstooth", and that nowhere would any signage refer to the business as a "tattoo studio". She also indicated that signage would include her businesses URL.

The PC agreed that any application for conditional use for a tattoo studio should follow precedents of previous applications for similar uses within the borough. Ms. Smith summarized the conditions applied to the previous request by Nobleheart studios for a similar use. Of specific interest to the PC was that the applicant not use of the term "Tattoo" in any public signage. In addition, age limits, limits on hours of operation and criteria pertaining to disposal of medical waste would be conditions for an approval recommendation by the PC. Ms. Cleary agreed to this and stated that her application and presentation to BC would reflect acceptance of all conditions.

The PC voted to recommend approval by BC for the conditional use of 807 Greenwood Avenue by Houndstooth Studio as a tattoo studio, granted that all conditions of previous similar conditional use applicants within the Borough be met.

Review and Update of the Community Local Historic Resource Inventory

Mr. Lerman provided an update to the PC stating that Mr. McCandlish would present recommendations to BC in the next meeting. Mr. McCandlish stated that he was still finalizing his presentation materials and would distribute the package to the PC as soon as possible.

Mr. Lerman inquired about one property regarding the extents to which historic designation would apply to a grouping of church buildings located at 444 York, Grace Presbyterian. After a brief discussion, the PC confirmed that all buildings be included, and that no newer portions of the church should be specifically excluded.

On-Going Business

2035 Comprehensive Plan, Zoning Review Update and SALDO Review Update

The PC discussed the previous work done in concert with Ms. Bice to address updates to Borough zoning, SALDO and further implementation of the 2035 Comp Plan. They discussed reviewing the proposal items/research that Ms. Bice had presented to the PC in previous meetings and choose one or two topics per coming PC meeting to focus future discussions and actions.

Mr. McCandlish also suggested that the PC review his previous assessment of Comp Plan recommendations prior to the next meeting to further focus the discussion and begin to identify action items for each PC member.

EV Charging Stations

Ms. Smith relayed that some of the grant funding for two charging stations in town square have been received and the project will soon be underway. She also stated that the Borough was still waiting to receive additional grant funding from PECO.

Act 537, Special Study Supplement for Cheltenham Sanitary Sewer Sale

Ms. Smith conveyed that Cheltenham Township is in the final stages of completing the sale of their sanitary sewer system, pending completion of the supplemental system study. Cheltenham has asked that Jenkintown conclude their participation/support in this effort by the end of February so that that sale can be finalized.