



JENKINTOWN PLANNING COMMISSION
Tuesday, May 19th, 2020
6:30pm-8:30pm
325 Highland Avenue, Jenkintown Pennsylvania

DRAFT MEETING MINUTES

Attendance

Members Present via Video Conference: Gabriel Lerman – Chairperson, Phil Zimmerman, Jon McCandlish, Lucinda Bartley, Allison Danilak, Glen Morris
Members Absent: Joe Hentz
Others Present: George Locke – Borough Manager, Deborra Sines-Pancoe – Borough Council President

Reports/Actions

Meeting Minutes

Meeting minutes from the February 2019 Planning Commission (PC) meetings were approved.

New Business

Review and Update of the Community Local Historic Resource Inventory

Mr. Locke provided an update regarding the PC recommendations made to Borough Council (BC) by Mr. McCandlish during February's meeting clarifying that there was no council vote due to a vote not being listed as an agenda item. Mr. Locke intends that voting on the PC recommendations will be added to the agenda for the next BC meeting.

Mr. Locke requested that the presentation prepared by Mr. McCandlish be shared with the Borough's Building, Zoning and Revitalization Committee.

Ms. Bice gave an update on a survey of 116 historic properties that she and several Montgomery County planners have been working on. She explained that her research supported by PHMC will be compiled into a searchable database and map, as well as electronic/printable records of subject properties outlining historic information, architectural details and significant characteristics. The PC requested that sample documentation be shared with them for reference.

The PC discussed multiple approaches to historic preservation within the Borough, and Ms. Bice summarized the requirements for historic district creation. Mr. McCandlish reiterated that the formation of a historic district would support the preservation of the fabric of the Borough while the Borough's current strategy focuses preservation on individual buildings.

Ms. Bice confirmed that a Historic Review Board and Design Review Board could share members, although each board would need to function independently through separate processes.

Ms. Bice suggested that the PC again engage Cory Kegerise to further these discussions.

Northern Gateway Updates

Mr. Locke summarized the status of plans for the Borough's Northern Gateway project, as well as the status of the Menorah structure that an adjacent property owner had constructed on the site. He reiterated that Borough engineers had determined the structure to be in a public right-of-way, and that the property owners had been notified of its need to be removed. The owners have agreed and also remain interested and involved in plans for the Northern Gateway project. Mr. Locke conveyed his intent to also engage SEPTA and PennDOT as possible partners for the project, in addition to coordinating with Abington Township and development plans for Noble Station. He requested that the PC remain engaged and help to guide the discussion within the Borough.

Mr. Lerman asked if the current concept for the project had been shared with the adjacent property owners. Ms. Bice confirmed that it had not yet been shared pending the result of survey work to determine the position of the Menorah structure within any right-of-ways. Mr. Lerman stated that this should be a shared effort across the public and project partners, and that the property owners should be engaged with as soon as possible.

Ms. Sines-Pancoe stated her agreement and reiterated that it should be a shared vision. She indicated that Borough council may be concerned with plans for the Menorah structure and asked that the process engage the adjacent property owner soon in developing the concept for the Northern Gateway project.

Mr. McCandlish raised the topic of transit oriented development reiterating the highest and best use for the site possibly lying in the synthesis or integration of this type of development with plans for the Northern Gateway.

Ms. Bice suggested that the PC look to Walk-Montco for a guide to pedestrian centric project development. Mr. Lerman suggested that the PC investigate the Del Valley Safe Routes initiative as a source of partnership or project funding.

Mr. Locke asked the PC for members who would volunteer to champion the effort in continuing to develop the Northern Gateway project. Ms. Bartley and Mr. Morris both offered their commitment.

On-Going Business

2035 Comprehensive Plan, Zoning Review Update and SALDO Review Update

The PC requested that Ms. Bice review her previous research and recommendations regarding the Borough Zoning Code and SALDO requirements including items pertaining to pedestrian circulation, landscaping, sustainability, transit oriented development, ect. The PC expressed that they would like to begin discussing possible revisions with Ms. Bice in June's meeting.

Mr. Lerman suggested that the PC engage other Borough Committees as well as BC to determine pain points regarding development throughout the community, to determine what Zoning/SALDO revisions might be priorities.

Mr. Locke brought up a specific item pertaining to Borough requirements of new fencing styles and types, stating that many recent applicants have requested the use of fencing that is not currently permitted under Borough zoning code. He described the types of welded wire mesh fencing that are being requested to make more traditional style fences more effective for containing or preventing the passing of animals under fencing.

The PC discussed the current zoning language restricting fence types, the various fencing styles that meet or do not meet the requirements of the code, and various strategies to permit wire fencing in combination with permitted fencing types under certain conditions or by way or administrative review.

Ms. Bartley offered to review the current code language and make a recommendation for revisions.

Cedar Street Park

Mr. Locke conveyed to the PC that construction had been halted on the Cedar Street Park due to the COVID-19 statewide mandatory shutdown. The demolition and remediation stages of the project were completed prior to stopping of construction and site maintenance and cleaning are still underway by the Borough public works. Mr. Locke also indicated that bid documents had been completed, and that permission had been given to begin advertising for bids in June. He reiterated that all project funding had been secured and that there is no reason for concern that the project will not resuming in full in July/August.

EV Charging Stations

Mr. Locke briefly updated the PC regarding the status of EV charging stations as the Borough solicits various contractors for infrastructure installation for the project.

Act 537, Special Study Supplement for Cheltenham Sanitary Sewer Sale

Mr. Locke summarized the ongoing progress of Cheltenham Township's planning for the sale of their sanitary sewer system. Mr. Locke also asked that the PC provide a letter of project support/recommendation for BC.