



JENKINTOWN BOROUGH PLANNING COMMISSION

Tuesday, January 18th, 2021

6:30pm – 7:30pm

MEETING MINUTES

Attendance

Members Present via Video Conference: Gabriel Lerman – Chairperson, Phil Zimmerman – Secretary, Lucinda Bartley, Alison Danilak, Jon McCandlish

Members Absent: Joe Hentz, Glen Morris

Others Present: George Locke – Borough Manager, Deborra Sines-Pancoe – Borough Council President, Eric Jarrell – Montgomery County Planner, Phillip Pulley – 610 York Property owner

Reports/Actions

Meeting Minutes

Meeting minutes from the December 2020 Planning Commission (PC) meeting were approved.

On-Going Business

Northern Gateway and TOD Project Coordination

The owner of a property located at 610 York Road, Phil Pulley, was in attendance to discuss the Borough plans for TOD projects and the Northern Gateway project with the PC. Mr. Lerman gave a summary of previous related work done by the PC with Montgomery County planners.

Mr. Pulley discussed various recent commercial interests for his property some of which may align with Borough goals for a TOD project. He elaborated on his interest to pursue TOD and residential improvements including single apartments, veterans housing, senior living, etc., all improvements within the bounds of existing property and structures. He furthermore conveyed his intent in maintaining the historic portions of the existing buildings on the site.

Mr. Jarrell described the benefits of TOD projects, with residential mixed uses and communities with pedestrian and experience based focus. He described the attributes of blending commercial amenities with residential communities and creating a TOD as regional destination.

Mr. McCandlish expressed his agreement with Mr. Jarrell's comments and reiterated the importance of pedestrian experience, mixed use elements and sense of destination within TOD projects.

Mr. McCandlish asked Mr. Jarrell what examples throughout the county might be applicable to the site being considered for this project. Mr. Jarrell relayed that he would provide a few as part of a follow-up in a subsequent meeting.

Mr. Jarrell inquired about the lower, northern lot and its future use. Mr. Pulley indicated that he'd been in dialogue with various interested entities but is very interested in developing this location as a dynamic and compelling gateway entrance or park space.

Ms. Bartley inquired about whether Mr. Pulley had engaged with a landscape architect for any of their plans. He responded that he hadn't specifically but conveyed that he has been working with a great team of engineers/architects, and would be interested in sharing their work with the PC. Mr. McCandlish invited Mr. Pulley to bring the PC into his team's work to collaborate on plans for the site moving forward.

Mr. Jarrell shared the results of previous PC and County TOD work-sessions regarding the site discussing the development of open space at the corner of property, pedestrian connectivity, green space, opportunities for connections to public transit, etc.

Mr. Lerhman inquired about what the PC can do for the property owner as he continues to develop plans for the site. Mr. Pulley and his attending legal representative both expressed interest in the work that the PC and Montgomery County has done and expressed interest in continuing a collaborative process with the Borough.

SALDO Review Update

Ms. Bartley inquired about design requirements specifically for development of adjoining twins. Mr. Jarrell indicated that these types of controls relate more to a form based zoning concept. Mr. McCandlish pointed out that this could also be managed through the creation of a historic district which could better control the appropriateness of development proposals. Mr. Jarrell stated that this may not be such a concern in the Borough as teardown and rebuild projects are generally not an issue due to property values and cost of land. Mr. McCandlish expressed interest in some form-based language to be considered for future SALDO revisions.

Adjournment