



JENKINTOWN BOROUGH PLANNING COMMISSION

Tuesday, May 25th, 2021

6:30pm – 8:00pm

MEETING MINUTES

Attendance

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

Members Absent: Jon McCandlish, Joe Hentz, Glen Morris

Others Present: George Locke – Borough Manager, Deborra Sines-Pancoe – Borough Council President, Marley Bice – Montgomery County Planner

On-Going Business

Northern Gateway and TOD Project Coordination

Mr. Locke provided an update to recent development plans for a property located at 610 York for submitted for a conditional use for a chain restaurant with drive through component – Taco Bell. Mr. Locke explained that a chain restaurant with drive-through component is permitted as a conditional use under the properties current zoning. In addition to the conditional use application, he also conveyed that a variance request would also need to be reviewed by the ZHB.

Mr. Locke provided an update regarding the application for conditional use of a digital sign/billboard stating that the application had been withdrawn pending further development by the property owner.

The PC discussed meeting continuing to meet with the property owner during the planning phase for his property's development ahead of reviewing project proposals or conditional use applications for the site.

Ms. Bice briefly summarized the current status of efforts made regarding the northern gateway project as well as previous work done in collaboration with stakeholders and the property owner pertaining to TOD opportunities for the site.

The PC discussed their desire to see a masterplan for the site's development with current proposed project integrated, demonstrating a wholistic view of the property's development strategies. The PC discussed how this might be able to be attained from the property owner ahead of reviewing various applications as discrete and unconnected projects.

SALDO Review

Ms. Bice and Ms. Danilak provided a status update for proposed SALDO revisions pertaining to landscaping. They conveyed that revisions are ongoing with some revisions pending further review and feedback by the Borough Solicitor/Engineer. The PC discussed creating smaller breakout worksessions to make the workflow for completing SALDO revision tasks more efficient.

Rental Property Revisions

Mr. Locke conveyed BC's request that the PC review the Borough zoning code's definition of rental room and boarding house. He explained that the BC is concerned about how loose zoning code language is pertaining to rental properties, specifically to rental of rooms, college houses. The PC briefly reviewed and discussed sample related zoning code language from surrounding communities. The PC also discussed language regarding short term rentals (AirB&B) and discussed how this also might be better addressed in the Borough's zoning code.

Adjournment