



## **JENKINTOWN BOROUGH PLANNING COMMISSION**

**Tuesday, April 19<sup>th</sup>, 2022**

**6:30pm – 10:00pm**

### **MEETING MINUTES**

#### **Attendance**

Members Present via Video Conference: Lucinda Bartley - Secretary, Alison Danilak, Eric Horowitz, Shari Neidich, Phil Zimmerman

Members Absent: Jon McCandlish – Chairperson, Peter Van Do,

Others Present: Marley Bice – Montgomery County Planner, Khal Hassan – Borough Engineer, Patrick Hitchens – PC Attorney, George Locke – Borough Manager

#### **Reports/Actions**

Review of the February and March 2022 PC meeting minutes were tabled until the next meeting. Lucinda Bartley provided a draft of the February minutes to Patrick Hitchens.

#### **New Business / Business for Discussion**

##### **Gateway Commercial District Zoning Ordinance Text Amendment Request**

The Planning Commission reviewed the proposed Gateway Commercial District zoning text at the February and March meetings, but need to provide the opportunity for public comment. Scott Denlinger, representative of the Pavilion Group, stated that his clients are overall opposed to the text amendment. He raised concerns regarding creating incentives for maximizing stormwater management by allowing increased impervious cover; questioned the different setback requirements on corners; encouraged requiring trees be installed on site; and encouraged stronger screening requirements. Many of his concerns were the same that MCPC and the Borough PC had addressed previously. The PC voted to approve the text amendment as presented with the previous clarifications and a memo of intent to be written by Jon McCandlish.

Motion: Phil Zimmerman; Second: Alison Danilak; All in favor.

##### **Preliminary Land Development Application – 821 Homestead Road, Midgard Properties**

Jeff Lustig, Alyson Fritzges, and Steven Kline presented the revised land development and design plan, which has been approved by the zoning officer. In response to comments from the PC, the plan now continues the design of the Old York Road sidewalk streetscape onto the property's sidewalk; the applicant should include appropriate materials details in the plans to ensure consistency. Marley Bice asked if street trees could be added. Steven Kline stated the presence of high-voltage electric line and other utilities under the sidewalk may make it impossible; Jeff

Lustig stated he would prefer to include street trees and can consider bollards for pedestrian safety, and that he will look at the utility plans. While the plan as presented includes the required landscaping, the PC encourages the applicant to reconsider the row of shrubs at the top of the wall, which could feel imposing to pedestrians, by breaking up the row; expanding the planting beds to discourage people from walking above the wall; and adding more shade or flowering trees on the Old York Road side of the property to attempt to reproduce the historic wooded landscape of the site. Lucinda Bartley suggested reconsidering the design of the public patio so that it connects the two buildings together visually. The PC voted for preliminary plan approval with the recommendation to improve the landscaping plan, explore the possibility of installing street trees, planters, or bollards on OYR, and contingent on compliance with the 4/14/2022 letter from the Borough Engineer.

Motion: Alison Danilak; Second: Phil Zimmerman; All in favor.

### **Chase Walnut Holdings II, LLC. ZHB Case #393 – 501 Washington Lane (Commercial space first floor, 24 apartments above)**

The applicant presented the proposed plan for a mixed-use conversion of the office building for preliminary discussion with the PC. The same architect and contractor also worked on the Summit House project. A number of zoning variances will be requested, due to unusual existing conditions on site. Members of the PC expressed appreciation of the idea of mixed-use as a bridge between the neighboring residential and commercial uses. The site currently exceeds impervious cover requirements, and the proposed plan decreases it but not to the required area. Lucinda Bartley suggested not providing an expanded fourth floor of residential, to reduce the demand for surface parking, as well as installing permeable surfaces in the parking stalls. Phil Zimmerman stated that safe pedestrian circulation and greening is important to the PC, and encouraged the applicant to increase buffers and sidewalks, and to reconsider the flow of traffic through the site. Members of the public expressed concern about stormwater, excessive lighting, and trash. The PC is generally supportive of the plan with consideration for greening the site, improving stormwater management, and providing safe pedestrian access through and around the site. Alison Danilak will write a memo summarizing the comments to provide to the Borough Manager.

### **Jenkintown Borough SALDO Code Review / Update**

Marley Bice and Alison Danilak provided a brief summary of the SALDO revision progress status and schedule. The PC addressed some final questions with input from Khal Hassan, George Locke, and Patrick Hitchens. Ms. Bice will submit the plan to the MCPC section heads for their preliminary review. Lucinda Bartley will review the list of approved plants in Appendix A.

### **Review of Borough Signage Standards / Update**

Eric Horowitz has prepared a presentation on the Borough's sign standards for PC review. He will share the documents and the PC will review them at the May meeting.

Motion to Close: Alison Danilak; Second: Lucinda Bartley

**Adjournment**