



## JENKINTOWN BOROUGH PLANNING COMMISSION

Tuesday, March 14<sup>th</sup>, 2022

6:30pm – 9:40pm

### MEETING MINUTES

#### Attendance

Members Present via Video Conference: Jon McCandlish – Chairperson, Lucinda Bartley - Secretary, Alison Danilak, Eric Horowitz, Shari Neidich, Peter Van Do, Phil Zimmerman  
Members Absent: none

Others Present: Marley Bice – Montgomery County Planner, Khal Hassan – Borough Engineer, Patrick Hitchens – PC Attorney, George Locke – Borough Manager, Deborra Sines Pancoe – Borough Council, Maxine Marlow – Borough Council, Joanne Bruno – Borough Council

#### Reports/Actions

January 2022 PC meeting minutes were approved, with thanks to Phil Zimmerman for his service as Planning Commission Secretary.

Motion: Jon McCandlish; Second: Alison Danilak; All in favor.

#### New Business / Business for Discussion

##### **93 York Rd - Jenkintown Commons Limited Partnership #3 and BAP Jenkintown, LLC – Zoning Ordinance Text Amendment Request**

The Planning Commission reviewed the proposed Gateway Commercial District zoning text at the February meeting and submitted a letter dated 20 February 2022 to Borough Council supporting the amendments with certain conditions. At this meeting, Gregg Adelman, representative of the applicant, responded to the PC's letter and explained proposed revisions to the amendment text. Marley Bice presented the new MCPC review letter and suggested revisions to strengthen requirements for trees planted on-site and building façade transparency. Based on the discussion, the PC voted to recommend approval of the revised text amendment as presented, with the condition of including the MCPC suggested revisions. Based on the PC's conversation, this intention of these revisions is interpreted to mean the following: the Borough desires attractive structures to be built in the Gateway Commercial District that do not "turn their backs" on public roads by designating only one primary façade to be designed well; architects and developers should be encouraged to think creatively of ways to design buildings that engage pedestrians by designing for interesting facades, safe walking path access, and green parking lots; and developers should minimize negative impacts on neighbors by effectively screening utilitarian site elements like HVAC or loading docks and thoughtfully controlling outdoor lighting.

Motion: Jon McCandlish; Second: Phil Zimmerman; All in favor.

### **Preliminary and Final Land Development Application Received/Accepted – 821 Homestead Road, Midgard Properties**

Jeff Lustig, Alyson Fritzges, and Steven Kline presented the revised land development plan, explaining that most neighbors have now withdrawn their opposition to the proposed development. The PC raised concerns regarding safety for pedestrians on Old York Road and drivers at the intersection with Homestead; the PC also requests that Midgard update its plans to show which trees have been removed, and encourages the applicant to retain the historic feel of the landscape as well as the buildings. Members of Council and the PC encourage Midgard and the owner of the neighboring property on OYR to continue the design of sidewalk streetscape and street trees onto their properties. Members of the public express concern about containing trash on the site, improving the pedestrian experience on OYR and Homestead, and removal of trees. The PC will review the plan again in the April meeting.

### **Ongoing Business**

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

Marley Bice and Alison Danilak provided a brief summary of the SALDO revision progress status and schedule. Khal Hassan and Patrick Hitchens provided review and comment. The PC discussed adding a box to check on the SALDO application form indicating if the property or one within 500 feet of the property is on the Borough historic list.

Motion to Close: Jon McCandlish; Second: Phil Zimmerman

### **Adjournment**