



JENKINTOWN BOROUGH PLANNING COMMISSION

Tuesday, May 17th, 2022

6:30pm – 8:30pm

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, George Locke – Borough Manager

Reports/Actions

Review of the February, March, and April 2022 PC meeting minutes. For the April minutes, Alison Danilak had suggested changes via email, which the PC approves. The PC approved the minutes.

Motion: Peter Van Do; Second: Jon McCandlish; No objections.

New Business / Business for Discussion

Final Land Development Application – 821 Homestead Road, Midgard Properties

Jeff Lustig, Alyson Fritzges, Steven Kline and Matt Tjaden, representing Midgard Properties, presented the final land development application and reviewed previous discussions with the PC and Council. The PC had requested bollards or trees on the sidewalks along Old York Rd for pedestrian separation from traffic; Midgard reports they contacted PECO to review options for sidewalk installations, but that existing utilities below grade would not allow for tree pits. A PC-proposed pedestrian path along the entry drive was considered but decided to be unsafe. Lucinda Bartley asked if the proposed curb bumpouts and crosswalk could be shifted east to make the crosswalk square to the sidewalk and road; she also asked for confirmation that the Borough's preferred street design details for Old York Road had been provided and were included in the development plan. The PC expressed appreciation to Midgard for including the street design elements to create a more cohesive Old York Road corridor. Deborra Sines Pancoe asked if traffic exiting the site would be directed west toward Old York Road rather than being allowed to turn left/east into the residential neighborhood; the current plan does allow exiting left/east turns. Khal Hassan said that he and the applicant would coordinate on that question per the neighbors' concerns.

The PC approved the application contingent on compliance with the Borough Engineer's letter; Jon McCandlish will submit a letter to Council summarizing the PC's position.

Motion: Jon McCandlish; Second: Ali Danilak; No objections.

SALDO Code Review / Update

Alison Danilak and Marley Bice provided an update. The revised SALDO code was reviewed by the Montgomery County Planning Commission section heads. It will be reviewed next by the Building, Zoning, and Revitalization Committee (BZR), which meets on June 15. Alison Danilak will coordinate with Marley Bice to provide the committee with the information needed. To follow up, the PC should 1) provide a list of approved plants to include in the SALDO code, and 2) begin to review the Borough zoning code to confirm it aligns with the new SALDO.

Zoning Review - 181-141 Off-Site Signs

Eric Horowitz made a presentation on the current Borough zoning code regarding off-site signs, issues Jenkintown and other municipalities face, and model code from the MCPC (written by Marley Bice), looking in particular at size of signs, setbacks, duration of content on digital signs, the speed limit on the adjacent road, and other topics. The PC discussed the current zoning code language and proposed revisions; comments included 1) simplifying the table relating sign size to speed limits, since Jenkintown does not allow speeds over 35mph; 2) keeping residential restrictions and including all residential areas and not just those in Jenkintown; and 3) asking Marley Bice to review the language as discussed and to provide a GIS analysis of the zoning districts affected.

Ongoing Business

George Locke provided updates on projects that have come before the PC in recent months.

Motion to Close: Jon McCandlish; Second: Lucinda Bartley

Adjournment