



## **JENKINTOWN BOROUGH PLANNING COMMISSION**

**Tuesday, November 15<sup>th</sup>, 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

Members Absent: Phil Zimmerman

Others Present: Marley Bice – Montgomery County Planner, Mark Bickerton – Borough Engineer, George Locke – Borough Manager

#### **Public Comment**

Ross Abel, resident in Noble Village, stated that the Comprehensive Plan suggests shared or part-time parking, and asks that the PC move that forward. Planner Marley Bice reports that the Borough had applied for a DVRPC Transportation and Community Development Initiative (TCDI) grant to study “managed lanes” and a temporary road diet, but that application was not successful. The first step in successfully implementing a new parking plan would be a good transportation study, which can cost approximately \$85,000. George Locke suggests that Mr. Abel bring the issue to the Public Works or BZR committee meetings for further discussion with Council.

#### **Reports/Actions**

Review of the October 2022 PC meeting minutes. The PC approved the minutes.

Motion: Jon McCandlish; Second: Shari Neidich; No objections.

#### **Presentations**

##### **501 Washington Lane – Preliminary Land Development**

Representatives for the applicant presented revisions made in response to PC and Borough Engineer comments, including widening the sidewalk on Washington Ln, adding pedestrian access to the building from Cedar St., changing the exit on Washington to a right-only turn, and improving vehicle and pedestrian circulation throughout the site in coordination with the fire marshal. The applicant will restripe the crosswalk and rebuild the curb cut ramps on both corners. To maximize vegetated pervious surfaces, they propose to use 16ft long parking stalls facing Cedar, with the wheel stop at the end of the stall to allow vehicles to overhang slightly into the green areas. The PC supports this approach and encourages the applicant to consider doing the same along Washington and creating a 2ft-wide planting buffer between the sidewalk and the parking lot. The

applicant will go before ZHB to request additional variances brought up by changes made to comply with the Engineer's requests.

#### **459/471 York Road – Proposed Incoming Project**

Representatives for the applicant presented an early look at a proposed four-story mixed-use apartment building with parking under the structure, at the existing Helwegs/Jenkintown Dance Arts location. The PC expressed concerns regarding a number of issues:

- With only one entrance/exit into the parking garage, and no street level parking for retail customers, the demand for parking and traffic volume on Johnson St. will increase. It will be important to clarify vehicular and pedestrian flow and parking volumes and to address residents' concerns.
- The PC encourages the applicant to think about greening, softening, and screening around the property at street level, especially with the proposed removal of large existing trees. Consider opening green space to the public.
- The parking structure and grade changes create a severe masonry wall bordering the sidewalk on three sides. Avoid a hard, impermeable edge. The interaction between the building and pedestrians on the sidewalk should be more organic and engaging.
- The PC encourages the applicant to reconsider how the building meets grade, in particular on York Road where storefronts and entrances are proposed to be elevated. It would be preferable for entrances to follow the natural grade of the sidewalk in a way that is more consistent with historic storefronts on York Road.
- The commonly used materials in the historic commercial district are brick, natural stone, slate, stucco, timbers, and other architectural materials with weight. The PC encourages the applicant to use similarly timeless materials; some popular modern materials lack the historic feel and longevity.

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

##### **Short Term Rental – Discussion of Ordinance Proposal**

George Locke asked that the PC consider a new STR ordinance. Marley Bice presented a brief summary. The PC will discuss the topic at the next meeting.

#### **Ongoing Business**

##### **Pedestrian Crossing Washington Lane / Walnut Street**

Lucinda Bartley will forward the graphic notes made by the working group to George Locke, Chief Tom Scott, and Mark Bickerton at Pennoni for their review.

Motion to Close: Jon McCandlish; Second: Alison Danilak

#### **Adjournment**