



JENKINTOWN BOROUGH PLANNING COMMISSION

Tuesday, December 13th, 2022

6:30pm – 8:30pm

MEETING MINUTES

Attendance

Members Present via Video Conference: Jon McCandlish – Chairperson, Lucinda Bartley - Secretary, Alison Danilak, Eric Horowitz, Peter Van Do, Phil Zimmerman

Members Absent: Shari Neidich

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

Public Comment

Lucinda Bartley raised an issue on behalf of a resident who was unable to attend the meeting. The resident is interested in the Planning Commission addressing bicycle traffic and safety in a comprehensive way, following the recommendations of the Comprehensive Plan, and coordinating with Abington and Cheltenham's recent work on bike plans. A working group on bicycle safety is proposed; Eric Horowitz and Peter van Do are interested in participating. Marley Bice says that the PA Department of Health has a program called Walk Works that funds complete streets and active transportation projects.

Reports/Actions

Review of the November 2022 PC meeting minutes. The PC approved the minutes with Jon McCandlish's suggested changes.

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

Presentations

93 York Road – Final Land Development Review

Gregg Adelman on behalf of the applicant presented the final plan for approval. They have applied for PennDOT Highway Occupancy Permit approval, and final Borough approvals are conditional on PennDOT approval. He addressed remaining site plan comments from the Borough engineer and answered PC questions. They will install a mast arm with pedestrian crossing signal over the main mid-block crossing on Washington Lane. The applicant will coordinate with the developer of 501 Washington and with the Borough to address pedestrian crossing striping, curb cuts, signage, and other issues on Washington Lane. The Borough fire marshal has no further concerns about the site plan, and will review the building when it is submitted. Marley Bice encouraged the applicant to coordinate with SEPTA on bus shelters and loading access on York. Jon McCandlish

expressed again a desire for a continuous sidewalk on site from Wyncote Rd to the entrance. Lucinda Bartley asked about the roof plan, including safety escape routes at the Wyncote corner, and again raised the possibility of greening the roof; the applicant says that available impervious space is needed for snow plowing and there is no room for green cover. Councilmember Alex Khalil expresses enthusiasm for the project and the benefit of economic development. Kathleen Mannard, representing 261 Old York Road, states that her client's appeal is pending and that they continue to have concerns about site traffic flow, and believe the PC should reject the application. Maureen Lucak asks the applicant to consider incorporating a pollinator garden in the planting plan, and Lucinda Bartley requests a denser planting buffer around the ADA ramp on Washington. The PC remains concerned about pedestrian safety on Washington and encourages Council to examine options for improved pedestrian infrastructure as part of the approval of the plan.

Jon McCandlish will draft a letter to Council and circulate it to PC members for review. The PC approves the final land development application with comment as included in the letter to Council. Motion: Jon McCandlish; Second: Peter van Do; No objections.

New Business / Business for Discussion

501 Washington Lane – Preliminary Land Development

Representatives for the applicant appeared before the ZHB to request three additional variances brought up by changes made to comply with the Engineer's requests, which were approved. They presented updated site plans that reflect the Engineer's requested changes and answered questions. No action needed from the PC at this time.

Ongoing Business

Pedestrian Crossing Washington Lane / Walnut Street

Lucinda Bartley forwarded the graphic notes made by the working group to George Locke, Chief Tom Scott, and Mark Bickerton at Pennoni for their review. The PC requests their input and the endorsement of the engineer on what is immediately practical to implement and to ask the developers to provide.

Short Term Rental – Discussion of Ordinance Proposal

Marley Bice reviewed the letter she had provided to the PC summarizing issues and other communities' ordinances. Eric Horowitz expresses a desire for community input, and states that if STRs were a conditional use then neighbors would have an opportunity to provide feedback. Alex Khalil encourage the PC to consider the personal use of property and finances. Lucinda Bartley supports a new ordinance and zoning code to provide guardrails on the use for public safety and welfare, possibly including requiring a license.

The PC will review Marley's letter and discuss the topic again at the next meeting. BZR will also review the issue.

Fence Ordinance

Jon McCandlish, Lucinda Bartley, and Phil Zimmerman met as a working group to address revisions to the fence ordinance. The PC does not want to encourage the use of vinyl fencing and suggest removing the term "architectural grade plastic." Minor revisions to the proposed ordinance were presented and forwarded to Patrick Hitchens and George Locke for their review and comment.

The PC approves the proposed fencing ordinance as revised; no objections.

Off-Site Sign Ordinance

The PC can resume discussion of the proposed ordinance 45 days after the ZHB finding in the recent application for off-site signs. Eric Horowitz will send the most recent proposed ordinance language to George Locke, along with a questions about using a table versus a formula to determine sign size in relation to traffic speed.

Motion to Close: Jon McCandlish; Second: Peter van Do

Adjournment