



JENKINTOWN BOROUGH PLANNING COMMISSION

Tuesday, January 17th, 2023

6:30pm – 8:30pm

MEETING MINUTES

Attendance

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

Members Absent: Eric Horowitz

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

Public Comment

None

Reports/Actions

Review of the December 2022 PC meeting minutes. The PC approved the minutes with a change to indicate the correct number of zoning variances granted for 501 Washington.

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

Presentations

501 Washington Lane – Preliminary and Final Land Development

Representatives for the applicant appeared to summarize changes that have been made to the plan to address Borough Engineer, PC, and other comments. Mark Bickerton of Pennoni highlighted a few points from the Engineer's letter, including: the applicant's request to pay a fee in lieu of planting required trees on site; making site access onto Washington Ave no left out, but allowing left turns in; and a request that the applicant assist with stormwater management at the intersection of Washington and Cedar. Lucinda Bartley asked George Locke about how the Borough uses fees in lieu of tree plantings, if the fees are used to maintain or plant street trees for example, but there is not much history of collecting those fees in the Borough. Shari Neidich and Lucinda Bartley expressed concern about people turning left across traffic on Washington with oncoming traffic coming off of Old York Road. The intersection of OYR and Washington is so long and oddly configured that it might create conflicts with the entrance. Mark states that Pennoni has reviewed the flow of traffic at the intersection and feel comfortable allowing left turns; they also prefer not to restrict turns that drivers might attempt to take anyway. Joe Emory,

representative of the applicant, agreed to discuss stormwater management and asked Pennoni for specific proposals.

David Ballard, Council member, expressed a desire for the applicant and the developer of Jenkintown Commons project to communicate closely with each other and the Borough to coordinate pedestrian and driver safety and stormwater management. Deborra Pancoe, Council member, stated a preference for the design of the building to provide for consistent 360-degree views and to continue the same materials on all sides, not just similar colors.

Jon McCandlish will draft a letter from the PC to Council, outlining the following recommendations:

- Preference for trees planted on site rather than fee-in-lieu-of.
- Continuing review by the Borough Engineer of the safety of the left-in access on Washington and development of a specific threshold that would require the applicant to change the access.
- Consistent use of building materials, particularly brick, on all faces.
- Coordination with the Borough Engineer to develop specific stormwater management measures, also including the developer of Jenkintown Commons.
- Continuing focus by the Borough on pedestrian safety on Washington Ave.

The PC recommends approval of the final land development application conditional on satisfaction of the Engineer's comments, and with the recommendations to Council.

Motion: Jon McCandlish; Second: Phil Zimmerman; No opposed.

New Business / Business for Discussion

Planning Commission Reorganization

Members discussed a proposal to add a Vice-Chair position and the length of terms of the Chair and Secretary positions. The PC concluded that one person should ideally hold the Chair position for two years or longer for continuity; that members should rotate the Secretary position among them annually; and that there is not a clear need for a Vice-Chair, but that all members should be active in sharing responsibilities by leading working groups or initiating projects for the PC to pursue.

It was confirmed that the Secretary should produce an annual report from the PC to Council each year; Lucinda Bartley will draft the 2022 report for review at the next meeting.

The importance of representation of the PC at Council meetings and other committee or board meetings was discussed. Council Members Joanne Bruno and Deborra Pancoe stated that they appreciate the written communications from the PC, and that the Council is aware of the PC's stance. The PC will review issues as they arise and discuss whether it would be desirable for a member to attend other meetings to improve communications.

Jon McCandlish nominated Shari Neidich to be Secretary; Lucinda Bartley seconded; all approved. Alison Danilak nominated Jon McCandlish to continue as Chair; Shari Neidich seconded; all approved.

Ongoing Business

SALDO Revision Updates

Council is waiting for an ad to run announcing that SALDO revisions will be discussed. Marley Bice recommends reviewing the zoning code to confirm zoning and SALDO requirements align. Lucinda Bartley should review the recommended tree/plant list with Marley.

Short Term Rentals

Peter van Do, Phil Zimmerman, and Lucinda Bartley will form a working group to discuss possible new ordinances for short-term rentals and accessory dwelling units.

Motion to Close: Jon McCandlish; Second: Alison Danilak

Adjournment