

# East Greenville Borough Planning Commission

Meeting Minutes  
February 16, 2010

## Opening:

Mr. Gery called the regular meeting of the East Greenville Borough Planning Commission to order at 7:30 PM on February 16, 2010 in Borough Hall.

## Present:

Karen Maurer, Member	Stephen Pany of Pany & Lentz for Life Span
Ryan Pugh, Member	Jason Flexer, Nolt's Ice
George Althouse, Member	Jim Ennis, M.C. Planning Commission
Robert Gery, Member	Elizabeth Herman, Univest
Josiah Pierson, Borough Council	Jim Fry, East Greenville Borough

### A. Business

#### Nolt's Ice – Second Street Subdivision – Jason Flexer

Mr. Flexer approached the Commission regarding his property at Second and Washington Streets. This property is divided by Second Street, which was ordained in 1957. He presented a proposal to subdivide the section of this lot that is situated on the North side of Second Street. According to the SALDO, this is a minor subdivision. The borough will check with the solicitor's office for what is required to complete this subdivision. Mr. Flexer is not proposing any use on this property but indicated he may sell the property sometime in the future. The planning Commission informed Mr. Flexer they would not be requiring sidewalk, curbing or other improvements until such time that the lot is developed. The following action items need to be determined:

- i. The affect of Second Street on the subdivision and the action needed to subdivide this property;
- ii. Determine if there are any floodplain issues on this property.

A letter will be sent to Mr. Flexer outlining these findings.

#### Life Span Daycare – 399 Washington Street – Mr. Pany

Mr. Pany presented a revised land development plan with the following changes:

- The driveway has been shifted for better sidewalk circulation;

- The front yard has been fenced for a toddler exercise area. Mr. Pany explained there should be no playground equipment inside this fenced area;
- The building footprint has been changed with an entry porch added.
- Grades have been lowered for the rear play area and a retaining wall has been added.

The fence will be a powder coated aluminum fence. Thirty-five parking spaces were shown on the previously approved plan as required for 200 children. It is now proposed that the building will contain up to 170 children, which requires only 29 parking spaces. This allows the play area to be expanded where the parking was eliminated. Approximately 15 spaces will be used for employee parking. Mrs. Maurer commented she opposes the loss of 6 parking spaces and opined the play areas are a detriment to the neighborhood. Mr. Gery suggested 2 spaces be added to the rear. Section 95-156B(7)(a) prohibits play areas in the front yard. The retaining wall will be segmental block running near the southern property line. The sloped earth on the northern side of the rear play area will be planted with Vinca Minor and Periwinkle, with a sitting bench along the bottom. The driveway was angled slightly due to better facilitate the handicap ramp. The Planning Commission agreed to have the Borough's engineer review the proposal and contact the applicant directly. No action was taken on this plan.

### **Revitalization Plan Update**

Mr. Ennis provided an updated schedule to the Planning Commission. Mr. Ennis asked if anyone had photos they would like to see in the plan. A copy of a sample façade improvement program was provided. This is Ardmore's program and is one of two programs in Montgomery County. Mr. Ennis proposed a parking improvement study for East Greenville Borough. At the consent of the Planning Commission, Mr. Ennis will begin the preliminary work for the parking improvement study. The final draft of the Revitalization Plan will be presented to Borough Council on March 1. The plan will be made available on the Borough's website for all to review.

### **Sign Chapter Revision**

Mr. Ennis suggested tabling this matter until March. He presented a copy of Telford Boroughs sign chapter at the January meeting. The Planning Commission discussed the procedure for making the revisions. Several members felt it might be better to hold a separate meeting for this business. After some discussion, it was decided to pick up where the old draft left off in 2002. Copies of this work will be gathered and sent out.

### **115 Main Street**

The owner of this property, Nathan Meyer, applied to Borough Council for a Conditional Use to change the front of this building by enclosing the front porch. The existing front porch was open, and determined to be unsafe. Mr. Meyer would like to construct a new front porch and enclose it for living area. The Planning Commission discussed the

proposal and approved informing Borough Council they have no objections to approving the conditional use. All voted in favor of the motion.

**E. Agenda for Next Meeting**

1. Life Span Day Care
2. Revitalization Plan
3. Sign Chapter Update
4. Flexer Subdivision

**Adjournment:**

Meeting was adjourned at 9:00 PM by Mr. Gery. The next meeting will be at 7:30 PM on March 16, 2010 in Borough Hall.

Minutes submitted by: Jim Fry