

## WEST NORRITON PLANNING COMMISSION

Meeting Minutes – January 16, 2018

The meeting was called to order at 7:30 PM

The meeting was attended by the following Planning Commission members: Kim Flanders, Jean Gambone, Kevin McArdle, Gordon McMeekin, Mike Purkis, Bruce Shoupe and Doug Smock.

The meeting was also attended by Maggie Dobbs of the Montgomery County Planning Commission (MCPC)

1. The meeting started with the introduction of Planning Commissioners.
2. Reorganization for Planning Commission was discussed. Bruce Shoupe mentioned that the Secretary position was open and needed to be filled. Mike Purkis agreed to serve as Secretary.
3. Maggie Dobbs presented an overview of the following:
  - a. MCPC Planning Assistance Contract Program
  - b. Proposed 2018 work plan
  - c. West Main Street Study Update

### MCPC Planning Assistance Contract Program Overview

- Agreement duration: September 1, 2017 through August 31, 2020.
- Services Provided:
  - Flexible:
    - Subdivision and Land Development reviews
    - Meeting attendance
    - Grant writing and implementation
  - Structures:
    - West Main Street Vision Plan and District Creation
    - Updates to Subdivision and Land Development Ordinances (SALDO)
- Planning Goals:
  - 2018:
    - Completion of West Main Street Vision Plan
    - Grant application for Van Landeghem Park (DCNR)
    - Continue implementation of Montco2040 Implementation Grant – Betzwood Park Trail Head project.
    - Begin writing new zoning district for Main Street
  - 2019:
    - Finalize and adopt new Main Street zoning district
    - Full zoning and SALDO audit
      - Identifications of amendments

- 2020:
  - Complete and adopt zoning and SALDO amendments
- West Norriton Township pays 50% of the cost of the contract.

### West Main Street Study Update

- Planning process began in 2016
  - Included a public survey
  - Community workshop June 20, 2016
- Area is currently zoned under multiple zoning districts:
  - Commercial
  - Limited commercial
  - Recreation
  - Business & Professional
  - R-1 Residential
  - R-2 Residential
  - Apartment
  - Revitalization and Traffic Management Overlay District
- Review of survey results was presented
- Study Goals:
  - Identify a clear vision for the corridor
  - Identify measurable implementation strategies to address:
    - Access management
    - Walkability, multi-modal transportation
      - Sidewalks, bike lanes, bus stops
    - Business development
    - Redevelopment of properties (façade and SALDO)
      - Lot consolidation opportunities
    - Land use

### Next Steps:

- Format:
  - Design guidebook
  - Include zoning and SALDO language
    - New zoning district or update RTMO
  - Visual preference survey
  - Draft guidebook
  - Public meeting
- A series of Example Scenario Planning was presented.

The Planning Commission requested that Maggie Dobbs present the following:

- A copy of the survey and the survey results

- Other materials requested at the meeting including examples of other corridor plans