

WEST NORRITON PLANNING COMMISSION

Meeting Minutes – May 21, 2018

The meeting was called to order at 7:08 PM

The meeting was attended by the following Planning Commission members: Kim Flanders, Gordon McMeekin, Mike Purkis, and Doug Smock.

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

Did not attend:

Jean Gambone and Bruce Shoupe

AGENDA

1. Meeting called to order
2. Approval of meeting minutes
3. Intermediate Improvement Options for Main Street Corridor – West Section
4. Public Comment
5. Adjourn

MINUTES

1. Meeting was called to order at 7:08 PM.
2. Approval of April meeting minutes deferred.
3. MCPC Review letter of Subdivision Plan/lot consolidation for Outside Unlimited submitted to commission for review.
4. Intermediate Improvement Options for Main Street Corridor – West Section West (Main Street from Forrest Avenue to Trooper Road)
 - Maggie presented a presentation of intermediate review examples. Images of existing properties in the zone were presented with examples of changes that are aligned with what the commission discussed in past,
 - West Norriton Diner: No curbing or sidewalk and open curb cut. There may be active land development proposals for that property. Maggie suggested that we make any proposed buyers aware of our plans for the corridor and the new standards we are being discussed. Doug will follow up and get info.
 - Before/after images. Intermediate steps are designed to be affordable and improve visual appeal.
 - AHSWAY Groceries: Continuous frontage with no delineated curb cuts. Huge problem with access management, makes pedestrian traffic challenging.

- Image shows curbing and 8-foot-wide sidewalk. 2-foot decorative brick edging and low maintenance 5"-8" vegetation strip.
- We should establish standard sidewalk width and standard brick buffer.
- Create a series of goals and objectives that the guide would strive to meet.
- Analyze all properties and define the characteristics to establish categories for all properties.
- Feasibility:
 - Assess current Zoning and SALDO.
 - Rough estimates of costs.
- Strategy is to focus on long term but also accommodate intermediate improvement opportunities.
- Banquet facility: More substantial investment requirement. May be grant funding available for retrofit, green parking lot. Taken over by a restaurant. Potentially, could accommodate building another building in front of.
- It's important to engage property and business owners early in the process.
 - Reach out to focus group for round table discussion as early as July. Schedule/response dependent.
- New business:
 - Set up a separate meeting to develop a Main Street Corridor. Maggie proposed that she develop an initial draft of a project plan and email to commissioners prior to next meeting.

5. Public Comment(s):

- Images are great. If we had a plan on how to approach property/business owners, this may be effective.
- Once project plan is developed, post on the West Norriton website.

6. Adjourn Meeting:

Adjourn 8:15 PM.

Immediate Actions:

1. Create a preliminary project plan for Main Street Corridor – West Section and email to commissioners prior to June 18 meeting. Assigned To: Maggie. Due Date: 6/15/18
2. Document the decision that have been made regarding the guide. Assigned To: Maggie. Due Date: 6/18/18

New Business:

Next Meeting:

Date: Monday, June 18, 2018

Time: 7:00 PM EST