

North Wales Borough Planning Commission

December 01, 2021 Meeting Minutes

The North Wales Borough Planning Commission Meeting of December 01, 2021 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 11, 2020, as part of the meeting schedule for 2021.

The meeting was called to order by Chair Greta Martin Washington at 7:06 P.M. The following members were present: Greta Martin Washington, Gregory D'Angelo, Mark Tarlecki, Lillian Higgins and Secretary Jocelyn Tenney. Assistant Borough Manager/Zoning Officer Alan Guzzardo was also present.

Tim Konetchy, Montgomery County Planning Commission Planner participated in the meeting.

Mark Tarlecki led the meeting members in the Pledge of Allegiance.

1. Public Comment

There were no questions or comments received from the public prior to the meeting.

2. Zoning Hearing Board Application #21-04.

Mary O'Hanlon, 348 West Montgomery Avenue, appeared before the Commission for her husband Michael O'Hanlon and herself to request a Variance (Section 208-147) and Special Exception (208-36. D (3)) in order to convert a detached garage into an in-law suite.

After questions from the Commission and discussion, Mark Tarlecki made the motion to recommend the Zoning Hearing Board approve Application #21-04. Gregory D'Angelo seconded the motion. All members present voted in agreement 5-0.

The Application will go before the North Wales Zoning Hearing Board on January 04, 2022. Alan Guzzardo suggested that Mrs. O'Hanlon request letters of support from her neighbors or invite them to the Zoning Hearing Board meeting. The neighbors will receive notification of the meeting.

3. Consideration: Approval of Minutes for October 6, 2021

Mark Tarlecki made the motion to approve the minutes for October 06, 2021. Gregory D'Angelo seconded the motion. All members present voted in agreement 5-0.

4. Discussion: North Wales Borough – Possible Future Zoning Changes

Tim Konetchy shared on the screen the North Wales Borough current zoning map and one that would incorporate suggested future changes. In addition, he provided the list of

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current zoning descriptions along with possible consolidation and changes for consideration. Extensive discussion of Tim's changes ensued.

For the next meeting in January, the following suggestions were provided to Tim for research and discussion.

- R1 follow up consolidation
- Rezoning part of the OR district to the CBD district for the purpose of making Main Street zoning consistent on both sides of the street.
- Consolidating office uses into one district
- An overlay district for the Elm Ave. area.
- Use regulations.

5. Old Business

The amended Transit Overlay District (TOD) was approved by North Wales Borough Council at the public meeting on November 23, 2021.

6. Adjournment:

A motion was made to adjourn the meeting at 8:20 P.M. by Greg D'Angelo and seconded by Mark Tarlecki. All members present voted in agreement 5-0.

Respectfully Submitted,

Jocelyn Tenney, Secretary