

North Wales Borough Planning Commission

December 07, 2022 Meeting Minutes

The North Wales Borough Planning Commission Meeting of December 07, 2022 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 21, 2021, as part of the meeting schedule for 2022.

The meeting was called to order by Chair Greta Martin Washington at 7:04 P.M. The following members were present: Greg D'Angelo, Mark Tarlecki, and Jocelyn Tenney. Member Lillian Higgins arrived at 7:06 P.M.

Assistant Borough Manager/Zoning Officer Alan Guzzardo was in attendance.

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

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

1. Public Comment

There was no general public in attendance and no questions or comments were received from the public prior to the meeting.

2. Review: ZHB Application 22-09 (101 Elm Ave.) – Change of Non-Conforming Use

The Applicant requires a special exception for a change of non-conforming use to allow for the roofing storage use (Section 208-173) and a use variance for the micro-brew production (Section 208-82).

The Commission reviewed with the applicant, Chares Catalano, the available parking (25 spaces on site), expected truck traffic (minimal) and truck loading (inside the building). The brewery has three owners and three employees at the location from 7:00 A.M. to 5:00 P.M. Deliveries would be by van approximately two trips a day. The roofers would load up approximately once a day for their work the following day. There is no on-site roofing sales room as the sales take place at the customers' homes.

Greg D'Angelo made the motion to support the application and send to the North Wales Zoning Hearing Board that the North Wales Planning Commission has no objection to the request for a special exception for a change of non-conforming use and a use variance for the micro-brew production. Mark Tarlecki seconded the motion and all members voted to approve.

The application will go before the North Wales Zoning Hearing Board on December 06, 2022.

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3. Consideration: Approval of Minutes for November 02, 2022

Member Tarlecki made the motion to approve the minutes of November 02, 2022 and Member D'Angelo seconded the motion. Members Tarlecki, Higgins, D'Angelo and Tenney voted to approve the minutes. Member Martin Washington abstained.

4. Discussion: Zoning Code Updates – Article II: Terminology, Article XVI: General Provisions, Article XIX: Non-Conforming Uses, Article XX: Administration, and Article X Conditional Use.

Examples of the sections reviewed include: Section 208-64: Storage of Certain Vehicles and Equipment in Residential District, Section 208-69: Public Open Space and Conservation Areas, Section 208-107: Non-Conforming Uses and Section 208-113: Zoning Officer.

5. Discussion: Tentative Schedule for 2023

January – February 2023 – Review Sign Ordinance

February – March 2023 – Prepare draft with zoning updates and review.

To Be Determined - Review updates with the North Wales Historic Architectural Review Board.

To Be Determined – Schedule 'Open House' for residents to review updates.

To Be Determined – Presentation of zoning amendment updates to North Wales Borough Council.

To Be Determined - Adoption of zoning amendment updates by North Wales Borough Council.

6. Old Business – New Business

There was no additional Old Business or New Business.

7. Adjournment

Member Tarlecki made the motion to adjourn the meeting at 9:10 P.M. Member D'Angelo seconded the motion. All members voted in agreement.

Respectfully submitted,
Jocelyn Tenney, Secretary