

# North Wales Borough Planning Commission

## February 02, 2022 Meeting Minutes

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The North Wales Borough Planning Commission Meeting of February 02, 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 7:10 P.M. Jocelyn Tenney, Secretary, provided the roll call. The following members were present: Greta Martin Washington, Mark Tarlecki, Lillian Higgins and Jocelyn Tenney. Vice Chair Greg D'Angelo was absent.

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 was no public present and there were no questions or comments received from the public prior to the meeting.

2. Approval of Minutes for January 05, 2022.

Mark Tarlecki made the motion to accept the minutes of January 05, 2022. The motion was seconded by Lillian Higgins. All members present voted to accept 4-0.

3. Discussion: Zoning Map Draft

The Commission members reviewed the updated draft zoning map that showed the additional modifications being suggested for the residential and commercial districts. Commission members discussed the changes.

4. Discussion: Use Regulations Chapter Draft

The material reviewed by the Commission was information that suggested additional permitted uses by right, accessory uses (i.e. home business, fences), accessory uses permitted by special exception, etc. They included for example, roof-mounted solar energy systems, swimming pools, telecommunications tower, etc. The Commission provided Tim Konetchy with additional suggestions and needed clarifications. Next month the Commission will concentrate on the residential districts R1, R2 and R3 with the thought of adding duplexes to the R2 district. Tim will research institutional use more as well as the requirements for Day Care Facilities depending on the number of children being cared for. Tim will provide a Use Table at the next meeting. It was noted that the Historic District was not on the zoning map and should be an overlay.

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5. New Business:

Mark Tarlecki noted that he has suggested to the North Wales Council President and President Pro Tem that, once the zoning plan was in place the Borough should consider creating an Industrial Development Corp. Research would need to be done first regarding its creation, function, etc. Tim Konetchy suggested that Rebecca Swanson, Department of Commerce, could be invited to speak at a meeting in regard to this topic.

The Commission will provide the Council with the suggested Draft Zoning Map for their comments.

6. Adjournment:

A motion was made to adjourn the meeting at 8:35 P.M. by Mark Tarlecki and seconded by Lillian Higgins. All members present voted in agreement 4-0.

Respectfully Submitted,

Jocelyn Tenney, Secretary