

# North Wales Borough Planning Commission

## June 07, 2023 Meeting Minutes

---

The North Wales Borough Planning Commission Meeting of June 07, 2023 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 22, 2022, as part of the meeting schedule for 2023.

The meeting was called to order by Chair Greta Martin Washington at 7:08 P.M. The following members were present: Greg D'Angelo, Mark Tarlecki, Jocelyn Tenney and Lillian Higgins.

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

Member Greg D'Angelo led the members in the Pledge of Allegiance

1. Public Comment

There was no public present at the meeting.

2. Consideration: Approval of Minutes for May 03, 2023

Member Greg D'Angelo made the motion to approve the minutes of May 03, 2023 and member Mark Tarlecki seconded the motion. All members voted in agreement 5-0. Chairwoman Martin-Washington requested that the sign-in sheet from the May 03, 2023 meeting be added to the May 03, 2023 minutes.

3. Discussion: Response to Written Question Submitted at Open House, May 3, 2023

Mr. Konetchy responded in writing to a question that was submitted in writing for the May 03, 2023 public Planning Commission meeting. Commission reviewed the response, which detailed the ways in which the draft zoning ordinance permits and promotes affordable housing options.

Question submitted: It seems the Zoning Ordinance would essentially make any type of high-density housing that could address affordability extremely difficult.

4. Review: Zoning Ordinances, Article II Terminologies, New Definitions Added/Updated

Mr. Konetchy, based on public comment and final review of the draft, added new definitions. The updates were reviewed by the Commission.

To the definition of 'household pet', the Commission suggested that there should be language that makes it clear that nothing prevents the ownership of a medical or emotional support animal or seeing eye dog.

# North Wales Borough Planning Commission

## June 07, 2023 Meeting Minutes

---

Regarding larger animals such as pigs, it seems that Chapter 90 would address that. Tim will review it with Christine Hart, Borough Manager.

Regarding 'solar access' from required for a solar installation, Tim will write more clear language to indicate that it is the responsibility of the owner of the installation to acquire solar easements if needed. Language will be added to indicate the borough has no role in this agreement.

It was agreed upon that the Scout Center on Church St., the Racquet Ball Club (formerly Sanctuary Methodist Church), and the North Wales Water Authority (excluding the garage area) will be included in the Institutional Overlay District.

Member Greg D'Angelo made a motion to recommend the draft zoning ordinance and map (conditioned on the edits discussed at this meeting) be considered by Council and member Mark Tarlecki seconded the motion. All members voted in agreement 5-0. The Zoning Update will be sent to Council for advertising at the June 13, 2023 Meeting.

### 5. Possible Expansion of the Historic District

Sal Amato, Council President, Christine Hart, Borough Manager, Ray Tschoepe, HARB Chair, Greta Martin Washington, Planning Commission Chair, and Tim Konetchy, the Borough's Montgomery County Planning Commission Community Planner, will meet with the regional representative of the Pennsylvania Historical and Museum Commission to discuss the suggestion that the Historic District be expanded. No date has been set for the meeting.

### 6. Old and New Business

There was no old or additional new business introduced to the Commission. There will be no July, 2023 meeting unless needed.

### 7. Adjournment

The meeting adjourned at 8:37 P.M. The motion was made by Mark Tarlecki and seconded by Greg D'Angelo. All member voted in agreement.

Respectfully submitted,  
Jocelyn Tenney, Secretary