

North Wales Borough Planning Commission

March 01, 2023 Meeting Minutes

The North Wales Borough Planning Commission Meeting of March 01, 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 7:07 P.M. The following members were present: Greg D'Angelo, Mark Tarlecki, Jocelyn Tenney and Lillian Higgins.

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

Justin Copenhaver, 212 Highland Ave., a resident and Borough business owner, was present to learn about proposed zoning updates. Justin was invited to ask questions and make suggestions. He is currently working to see if a business alliance in North Wales is feasible and if there is sufficient interest in the business community.

2. Consideration: ZHB Application 23-02 (107 S. Main St.) – Special Exception

The ZHB application was tabled temporarily as the Commission waited for the applicant to appear.

3. Consideration: Approval of Minutes for February 01, 2023

Member Greg D'Angelo made the motion to approve the minutes of February 01, 2023 and member Mark Tarlecki seconded the motion. All members voted in agreement 5-0.

4. Discussion: Public Meeting and Material for Zoning Open House, May 3, 2023

The Commission members explained to Mr. Copenhaver the process that the Commission had been using to review and update the Borough's zoning where needed.

Regarding parking for businesses, it is now based on square footage and this can be emphasized in the story map. For the story map, five of the most common types of businesses can be shown. The Commission can also have someone at the Open House to answer more specific business questions. There are approximately 150 different businesses in the Borough including home businesses.

Tim will do a story book which he will show electronically also. It should be completed by May 3, 2023. He can also add a comment and question box. Justin asked if the story book can be kept on the Borough website to search by address. He also asked if parking

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specifications could also be on the website. The Borough can publish other material earlier and say the story map is coming. Any comments by the public should be in by the end of May. Following is a time-frame for comments, etc.

- June 7, 2023, at Commission's June 7, 2023 meeting the comments would be reviewed.
- June 13, 2023, Council would approve an advertisement to adopt the zoning changes at the July 11, 2023 Council meeting.
- June 27, 2023, Council would review the updated zoning.
- July 11, 2023, Council would hold a hearing on the updated zoning and adopt it. (Member Tarlecki will poll council to see that the July 11 date does not interfere with their vacations and subsequent absences.)

4. Old Business: McKeever Property Progress

The McKeever's property has one year from August, 2022 to submit land development plans to the Borough. Thus far there has been no response from them. An extension may need to be filed.

5. Consideration: ZHB Application 23-02 (107 S. Main St.) – Special Exception

The applicant, Maura Shuttleworth, did not appear at the meeting.

The use for the building is a 'cat adoption agency' which would be classified under 'pet store and a thrift shop. Tim will check with the Montgomery County Planning Commission to see if they have specifications listed for pet stores.

The Commission will send the following four recommendations to the North Wales Zoning Hearing Board for their meeting on April 04, 2023. Member D'Angelo made the motion and it was seconded by member Higgins. All voted in agreement 5-0.

1. The ventilation system shall be certified by a design professional as adequate to handle the number of cats.
2. The Pet Store use is limited to 25% of the sales floor area.
3. Disposal of animal waste shall be at an approved off-site facility. It shall not be placed in a dumpster or the municipal sewer system.
4. Loading/unloading shall be taken from the rear entrance of the building and not on Main Street.

6. Adjournment

Member D'Angelo made the motion to adjourn the meeting at 8:50 P.M. Member Higgins seconded the motion. All members voted in agreement 5-0.

Respectfully submitted,
Jocelyn Tenney, Secretary