

## North Wales Borough Planning Commission

### May 03, 2023 Meeting Minutes

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The North Wales Borough Planning Commission Meeting of May 03, 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 7:04 P.M. The following members were present: Greg D'Angelo, Mark Tarlecki, Jocelyn Tenney and Lillian Higgins.

Borough Council members were in attendance in the audience: Sal Amato, Council President, Anji Fazio, Alex Goce, Brittany Kohler, Wendy McClure, Sarah Whelan and Mayor Neil McDevitt.

Borough Manager Christine Hart was in attendance.

Former 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

Mr. Redstreake, 254 S. 9<sup>th</sup> St., asked about the house that is boarded up on Church St. and 8<sup>th</sup> St. He felt that it made the neighborhood look bad. Ms. Martin Washington advised the comment was received and would be forwarded to Borough staff for processing as it is not in the jurisdiction of the Planning Commission. Ms. Hart advised that she would discuss it with him during Borough office hours.

#### 2. Consideration: Approval of Minutes for March 01, 2023

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

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

Mr. Konetchy presented the proposed Borough ordinance.

Residents in attendance had the following questions:

Andrew Berenson, 439 Washington Ave.

1. Asked for the definition of residential and non-residential use.
2. Asked for the definition of micro-brewery and the differences with dine-in, etc.
3. Asked for the definition of animal care and household pets.
4. Asked for the definition autos and trucks and 'alike'.
5. Asked about Article 4. He wanted to be sure all were there.

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Discussion ensued.

Austin Armstrong, 517 East Prospect St.

1. Austin thanked the Planning Commission for the work that was done. He is a former member of the North Wales Zoning Hearing Board. He liked the build-to requirement.
2. Discussed wireless and non-wireless towers in the right of way as well as the Historic District.
3. Asked if the North Wales Water Authority should be in the Institutional District.
4. Asked if the North Wales Scout Center should be in the Institutional District since it was used for community events.
5. Noted that under Parking, larger vehicles (5000 lbs.) need to be inside. Would that also include a Ford F-150 pick-up truck for professional or personal use?

Discussion ensued.

Justin Copenhaver, 212 Highland Ave.

1. Justin noted that he appreciated all the work that had been done on the zoning update.
2. Asked in the R3 District why was it proposed single family if density is wanted?
3. Noted that the Transit Oriented Development District (TOD) has a maximum of three floors. Has anyone built a three floor anything? He suggested four to five floors.

Discussion ensued.

Sal Amato, 201 S. 10<sup>th</sup> St.

1. The zoning update was remarkably well done. The zoning map was understandable and context based.
2. Asked if driveways were excluded from impervious.
3. Asked if solar was allowed in the Historic District.

Discussion ensued.

Greta Martin Washington commented that during upcoming year Borough Council should be noticing the nature of Zoning Hearing Board appeals to understand any changes might be necessary. Tim commented that the Borough had not made any updates since the nineties.

The Zoning Review was ended at 8:35 P.M.

Old Business – New Business: None was introduced to the Commission.

Lillian Higgins made the motion to adjourn. Mark Tarlecki seconded the motion and all voted to adjourn at 8: 40 P.M.

Respectfully submitted,

**North Wales Borough Planning Commission**

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Jocelyn Tenney, Secretary