

North Wales Borough Planning Commission

November 02, 2022 Meeting Minutes

The North Wales Borough Planning Commission Meeting of November 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 Vice-Chair Greg D'Angelo at 7:00 P.M. The following members were present: Greg D'Angelo, Mark Tarlecki, Lillian Higgins and Jocelyn Tenney. Member Greta Martin Washington was absent.

Assistant Borough Manager/Zoning Officer Alan Guzzardo was not 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 22-08 (501 E. Prospect Ave.) – Minor Home Occupation

Lisa Allan noted that Alan Guzzardo, North Wales Zoning Officer had notified them that they required a permit for Lisa's in-home personal training occupation. Lisa has had two clients at the house with twice/per week visits during the day for 12 years and was not aware a permit was needed. Lisa provided a document signed by neighbors that the business had not caused any disturbance in the neighborhood.

Lisa applied for a special exception and a variance for up to three clients, one at a time on Tuesdays and Thursdays, by appointment during 9:00 A.M. to 11:00 A.M. and sometimes during 4:00 P.M. to 7:00 P.M. There is adequate parking in the driveway as the clients are scheduled one at a time. The home is equipped with space and training equipment in the basement. Lisa has increased the homeowner's insurance as well as her professional insurance. Tim Konetchy notified Lisa that she is able to have a sign advertising her business. However, Lisa responded that she did not want a sign.

Lillian Higgins made the motion to recommend that the special exception and variance for Lisa Allan be approved by the North Wales Zoning Hearing Board. Mark Tarlecki seconded the motion. All members voted in agreement.

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 October 05, 2022

Member Tarlecki made the motion to approve the minutes of October 05, 2022 and Member Higgins seconded the motion. All members voted to approve the minutes.

4. Discussion: Electric Vehicle Charging Stations

Tim Konetchy provided information regarding electric vehicle charging stations that included their background, zoning regulations and the municipal case studies of Lansdale Borough and Whitemarsh Township. In addition, there are tax and PECO incentives for the municipality. Commission members generally discussed the need, locations, etc. of the electric vehicle charging stations in North Wales Borough in addition to the requirements for a direct connection to a house.

5. Discussion: Wireless Telecommunications Facilities

Tim Konetchy led the discussion about wireless telecommunications facilities by explaining the three types and the general requirements for siting them in North Wales Borough on a tower, on a building and on a utility pole or light pole.

6. Discussion: Zoning Edits

Tim Konetchy reviewed the recent zoning edits he had added to ribbon driveways and permeable paving and additions to the Institutional Overlay District.

7. Old Business / New Business

There was no additional Old Business or New Business.

Member Tarlecki made the motion to adjourn the meeting at 8:00 P.M. Member Higgins seconded the motion. All members voted in agreement.

Respectfully submitted,
Jocelyn Tenney, Secretary