

North Wales Borough Planning Commission

Meeting Minutes from September 03, 2025

The North Wales Borough Planning Commission Meeting of September 03, 2025 was conducted in person at North Wales Borough Hall.

The meeting information was advertised in The Reporter on December 20, 2024, as part of the meeting schedule for 2024.

The meeting was called to order by Chair Greg D'Angelo at 7:07 P.M. The following members were present: Jocelyn Tenney, Star Little and Lillian Higgins. Mark Tarlecki was absent.

Tim Konetchy, Montgomery County Planning Commission Planner was present at the meeting.

Chairman Greg D'Angelo led the members in the Pledge of Allegiance.

Public Comment:

There was no public comment.

The Minutes of June 04, 2025 were accepted as written. Star Little made the motion and Lillian Higgins seconded it. All members voted in agreement.

The Minutes of July 02, 2025 were accepted as written. Star Little made the motion and Lillian Higgins seconded it. All members voted in agreement.

201-2025 N Main Street Subdivision and Land Development Application

Applicant: Donna Mengel

Donna Mengel, the property owner, attended the meeting of the North Wales Borough Planning Commission to present their application before the North Wales Borough Zoning Hearing Board. The applicant's engineer, John Koutsouros, P.E., presented the application on behalf of the applicant. Mr. Koutsouros explained the site design and responded to questions from the Planning Commission. He then responded to the comments contained in the Borough Engineer's Review Letter (dated August 22, 2025) and the review letter from Montgomery County Planning Commission (dated August 12, 2025).

Following due deliberation, the North Wales Borough Planning Commission made the following motions for the North Wales Borough Council's consideration:

1. The Planning Commission voted to recommend approval of requested waivers #1 (regarding § 184-33-C-1) and #3 (regarding § 184-26-f(1)), as requested in the July 22, 2025 letter from John Koutsouros, P.E., Vice President of Carroll Engineering Corporation. Star Little made the motion, which was seconded by Jocelyn Tenney. Motion passed unanimously (4-0-0).
2. The Planning Commission voted to remain neutral on requested waiver #2 (regarding § 184-33, to allow combined preliminary and final review/approval) as requested in the July 22, 2025 letter from John Koutsouros, P.E., Vice President of Carroll Engineering Corporation. Star Little made the motion, which was seconded by Jocelyn Tenney. Motion passed unanimously (4-0-0).
3. The Planning Commission voted to recommend approval of the preliminary subdivision and land development plan and, in the event that Borough Council grants requested

waiver #2, the final subdivision and land development plan. Star Little made the motion, which was seconded by Lillian Higgins. Motion passed unanimously (4-0-0).

North Wales Borough 2040 Comprehensive Plan Update

The Comprehensive Plan Update will be sent to the Council for their October 01, 2025 meeting to be voted on at the October 14, 2025 meeting.

The Montgomery County Planning Commission will be doing a 'walk through' of North Wales Borough on October 08, 2025 as part of visits to our region.

The Montgomery County Planning Commission will present a program highlighting the draft of the 2050 of the County's 2050 Comprehensive Plan. It will take place at the Ambler Theater on Tuesday, September 30, at 4:00 P.M. to 6:00 P.M.

The SALDO is pending per the North Wales engineer's review.

Meeting Adjourned:

Star Little made the motion to adjourn the meeting. Lillian Higgins seconded the motion and all members voted in agreement. The meeting adjourned at 8:35 P.M.

Submitted:

Jocelyn Tenney, Secretary