

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF JUNE 22, 2010 MEETING

The regular June Meeting of the Ambler Borough Planning Commission was held on Tuesday, June 22, 2010, at 7:00 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania, Chairman Ware presided.

Roll Call: Present: Mr. Ware, Mr. Mulroy, Ms Andrews, Mr. Amento, Mr. Boccuti, Ms. DiPietro and Mr. Kanaplue. Mr. Ennis, County Planner, and Mr. Dougherty, Borough Engineer, also were in attendance. EXCUSED ABSENCES: Mr. LaGreca and Mr. Benigno

Mr. Amento moved the Minutes of May 25, 2010, be approved with corrections noted by Mr. Ware and Ms DiPietro.

Ms. DiPietro was asked to take notes in the Secretary's absence.

OLD BUSINESS:

1. Council recommended that the Planning Commission review a Wetlands Ordinance from a draft received from the Environmental Advisory Committee. A member of the EAC reviewed a draft at the May 25, 2010, meeting with the Planning Commission and advised that this ordinance is one of five drafts in a package. A letter was sent on May 26, 2010, to the Borough Manger requesting copies of the additional four proposed environmental ordinances. The drafts had not been received by the date of this meeting. The County Planner provided a memo dated June 22, 2010, stating he outlined the five proposed environmental ordinances in August, 2009, but some of this information may be outdated. Discussion ensued that these five ordinances (Floodplain Conservation District; Riparian Buffer Zone District; Steep Slope Conversation District; Woodlands Protection District and Wetlands Protection Zone) overlap as even though they are separate components, they interface. Therefore, they should be reviewed as a whole as there are some areas where a number of these ordinances can pertain such as the Valley Brook Road area, where there are wetlands, riparian buffers and steep slopes. Mr. Mulroy made a motion that the Commission not consider further review of any of these ordinances until it receives updated, current drafts of all five ordinances. Motion seconded by Mr. Amento. Carried.

2. The Commission continues to review the list of Zoning Code anomalies submitted to the Zoning Officer by Gerald E. Rath, III, Esquire, Solicitor for the Zoning Hearing Board. The use and regulation of wind turbines and solar panels within the Borough was discussed at length. The County Planner provided information for discussion and will prepare a draft ordinance for review at the July Meeting regulating the residential use of wind turbines and solar panels as an accessory use to a single-family, detached dwelling within the Borough.

3. Discussion ensued regarding Council's recommendation to the Planning Commission to review issues regarding parking and to identify possible amendments to the ordinance to include metered parking in the calculation for businesses in the

Downtown Commercial District. A sample of a portion of another borough's parking ordinance was supplied by the County Planner as an example of a parking reduction suggestion. While members of the Commission believe further investigation on the issue of amending the parking ordinance may be warranted, the information supplied was not of interest. There was interest among the members to discuss at the July meeting an addition to the ordinance regarding proximity to public parking to allow a reduction in parking requirement. The County Planner will prepare a map or diagram showing distances of public parking to areas within the Downtown Commercial District.

CONTINUED BUSINESS FOR JULY, 2010 MEETING:

Review of wetlands ordinance along with the other four ordinances in the package if received by the date of the July meeting.

County Planner will prepare a draft ordinance for review regulating the residential use of wind turbines and solar panels as an accessory use to a single-family detached dwelling within the Borough.

County Planner to prepare and bring a map or diagram showing distances of public parking in the Borough to various areas within the Downtown Commercial District.

NEW BUSINESS:

Gilmore and Associates hosted a seminar on June 16, 2010, with presentations on the use of pervious surfaces and increased storm water management. The members who attended believe these issues deserve discussion at a future meeting.

There being no further business proposed for discussion Mr. Mulroy moved the Meeting be adjourned at approximately 8:25; seconded and carried

Respectfully Submitted,

Carol Ann DiPietro
Recording Member
in the absence of Secretary,
George W. Benigno.

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