

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF June 28, 2011, MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, June 28, 2011, at 7:00 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania, Chairman Steven Ware presided.

Roll Call: Present: Steven Ware, William Mulroy, Dan McCormick, Robert LaGreca, Salvatore Boccuti, Joshua Kanaplue, Margaret Andrews, Peter Amento and Carol DiPietro. James Ennis, Montgomery County Planner, and Ronald E. Myers, Sr., Code Enforcement Officer, were also in attendance. James Dougherty, Borough Engineer, was excused from the meeting

William Mulroy moved the Minutes of May 24, 2011, be approved.

OLD BUSINESS:

Council recommended the Planning Commission review and recommend the possible creation of a new zoning district for the DC properties that are not located on Butler Avenue. In lieu of the creation of a new zoning district, the Planning Commission unanimously recommends reduction of the parking requirements as follows:

Restaurant and Retail Uses in the DC Zoning District: There shall be allocated one parking space for every 250 square feet of patron area. In the event the calculation results in a fractional number, it shall be rounded to the advantage of the applicant. Parking spaces for employees will no longer be required. Robert LaGreca made the motion, Josh Kanaplue seconded and the motion passed. A letter will be sent to the Borough Manager recommending this reduction.

For background information, James Ennis, Montgomery County Planner provided some suggested parking ratios in surrounding Boroughs and Townships for consideration, and Ron Myers prepared a chart outlining the parking requirements calculations for several restaurants in the DC District. The Planning Commission used this information to develop its recommendation as outlined above.

James Ennis, Montgomery County Planner, provided a draft for a segment of the proposed revision to the Ambler Borough Comprehensive Plan. This memo outlines Ambler's achievements and potential concepts for consideration by the Planning Commission for inclusion in the brochure-type update. The content was discussed and changes were suggested to the County Planner.

NEW BUSINESS:

At the request of Borough Council, the Planning Commission was asked to review and recommend changes to the Ambler Borough Subdivision Land Development planting requirements. The EAC provided a memo recommending the removal of several invasive plantings from the list of suggested plantings for a Land Development Plan. After some discussion, no member voiced any objection to the list presented by the

EAC. However, the EAC's recommendation to add a new paragraph to the ordinance to refer to a website is not recommended by the Planning Commission. It is not advisable to add language regarding referring to a website for alternative plantings. The alternative plantings should be specifically designated in the Ambler ordinance.

CONTINUED BUSINESS FOR JUNE, 2011, MEETING:

County Planner will continue to prepare drafts for additional segments of the Comprehensive Plan update brochure.

No one from the public was in attendance.

Robert LaGreca moved the meeting be adjourned, Seconded and Carried. Meeting adjourned at approximately 8:45 p.m.

Respectfully Submitted,

Carol Ann DiPietro
Recording Secretary,
AMBLER BOROUGH PLANNING COMMISSION