

Borough Of Ambler

122 EAST BUTLER AVENUE
AMBLER, PENNSYLVANIA 19002-4476

PHONE 215-646-1000
FAX 215-641-1355 ADMINISTRATION
FAX 215-641-1921 WATER DEPARTMENT
WEBSITE: www.ambler.pa.us



AMBLER BOROUGH PLANNING COMMISSION MINUTES OF SEPTEMBER 25, 2012, MEETING

The regular September meeting of the Ambler Borough Planning Commission was held on Tuesday, September 25, 2012, at 7:00 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. Chairman Steven Ware presided.

Roll Call: Present: Dan McCormick, Salvatore A. Boccuti, Joshua Kanaplue, Peter Amento, Margaret Andrews, Steven Ware, Robert LaGreca, William Mulroy and Carol Ann 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.

Robert LaGreca moved the Minutes of August 28, 2012, be approved. William Mulroy seconded the motion.

OLD BUSINESS:

Discussion in regard to the minor updates to the Borough's Comprehensive Plan will be continued until the December meeting. James Ennis, Montgomery County Planner, announced that he is leaving the County and will be replaced by Meredith Curran. Ms. Curran will bring the suggested format for the update to the December meeting for review.

James Dougherty was excused from this month's meeting, but is reviewing the proposed changes and updates to the Ambler Borough Floodplain Ordinance. His comments will be presented at a future meeting.

NEW BUSINESS:

Council recommended the Planning Commission review and recommend a proposed text amendment to the Ambler Borough Code of Ordinances Chapter 27, Part 17 – Institutional Zoning District. St. Joseph Church's school building at the corner of Poplar and Main Streets has been vacant, and a prospective tenant has been obtained who operates a computer software business. The prospective tenant and his attorney were present to address the Planning Commission. The present institutional zoning does not provide for this use. The parking requirement for an office building of this size would be between 33 and 44 spaces. The Church can offer 30 spaces which would also be shared for the Church's daily activities. Thereafter, the tenant would be responsible for procuring a shared parking agreement or a lease for parking at some off-premises location acceptable to the Borough.

The discussion of the Planning Commission members favored the more customary, usual and appropriate course of the applicant going before the Zoning Hearing Board to seek a variance particular to this location because a text amendment of the code would affect all other institutional zoned parcels in the Borough.

The Planning Commission voted unanimously with a roll-call vote of 9-aye to make a recommendation to Borough Council not to make the proposed text amendment to the Ambler Borough Code or Ordinances Chapter 27, Part 17 – Institutional Zoning District. A Letter addressed to the Borough will be drafted.

In other new business Council recommended the Planning Commission to review and recommend a proposed text amendment to establish requirements for temporary parking bollards. County Planner Jim Ennis brought a Memo outlining research prepared by our new County Planner, Meredith Curran, of temporary bollards. The Planning Commission discussed the intentions of the property owners to use make-shift barriers in their parking lots. These have found to be a safety hazard as they can be easily moved and have been found in the street. Further discussion on the use of attractive temporary bollards manufactured to be removed by unfastening bolts will be at the October meeting.

In other new business not on the Agenda, signage at the Borough parking lots was discussed as was the possible use of the Borough Building parking lot by Borough patrons during non-business hours. A vote was taken for the secretary to prepare a letter to Council requesting authorization to discuss language for these signs and to request that the Borough consider making the parking lot available during non-business hours.

In other new business not on the Agenda, the progress that the EPA is making at the Bo-Rit site was discussed.

CONTINUED BUSINESS FOR OCTOBER, 2012, MEETING:

Further discussion on the use of temporary bollards to restrict parking lots.

Further discussion on the amendment of the Floodplain ordinance.

Several members from the public were in attendance as was Councilwoman Fran Tomlinson.

Robert LaGreca moved the meeting be adjourned at approximately 8:15 p.m.

Respectfully Submitted,

Carol Ann DiPietro
Recording Secretary,
AMBLER BOROUGH PLANNING COMMISSION