

AMBLER BOROUGH PLANNING COMMISSION
MINUTES OF JANUARY 22, 2013, MEETING

The regular January meeting of the Ambler Borough Planning Commission was held on Tuesday, January 22, 2013, 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. Meredith Curran, Montgomery County Planner, Ronald E. Myers, Sr., Code Enforcement Officer, and James Dougherty, Borough Engineer, were also in attendance.

Peter Amento nominated Steven Ware as Chairman, Robert Lagreca as Vice Chairman and Carol Ann DiPietro as Secretary for 2013.

Robert Lagreca moved the Minutes of December 11, 2012, be approved with a change suggested by Steven Ware, and Margaret Andrews seconded the motion.

OLD BUSINESS:

Amee S. Farrell of Kaplin/Stewart, attorneys made a presentation on behalf of St. Joseph's Roman Catholic Church to request a Zoning Ordinance Text Amendment and/or Zoning Map Change for the Church and School property (two separate parcel numbers) fronting on South Main Street, Poplar and South Spring Garden Street at the December 11, 2012, meeting. A vote had been taken at the December 11, 2012, meeting, and it was unanimously approved to recommend to Council that a Zoning Map change be made for both parcels from Institutional to Downtown Commercial. At this January 22, 2013, meeting, the Commission voted unanimously to recommend to Council that the draft Ordinance presented be approved. A letter will be prepared to Council.

Council recommends the Planning Commission review and recommend a proposed text amendment to establish requirements for temporary parking bollards (parking control devices). Robert LaGreca moved that the proposed text amendment be moved on to Council and Peter Amento seconded his motion. A vote was taken, and it was unanimously approved. A letter will be prepared to Council.

A tentative sketch plan to construct 36 townhouses including streets and utilities for a property located at South Chestnut Street consisting of 4.5+/- acres owned by AMA/ American Marketing Assoc. was presented to the Commission at the December 11, 2012, meeting. David Caddick, the contact person for the owner, appeared again before the Planning Commission at the January 22, 2013, meeting with a Preliminary Plan to review the Borough Engineer comment letter and the response letter from the applicant's engineer, Pennoni Associates. The County Planner's comment letter was also reviewed and discussed. Robert Lagreca made a motion to approve this Preliminary Plan with the Borough Engineer's comment letter of January 9, 2013, and Peter Amento seconded the motion. A roll-call vote was taken to recommend to Council to approve the Preliminary Plan with the conditions outlined by the Borough Engineer in his comment letter of January 9, 2013. The vote was 7 ayes, 1 nay, and 1

member abstained. Joshua Kanaplue voted no and Carol DiPietro abstained from voting as the applicant is represented by the law firm who is her employer. All other members voted yes. A letter will be prepared to Council.

Meredith Curran, Montgomery County Planner, presented a January, 2013, revision of the suggested format for the Borough's Comprehensive Plan update for review which incorporated changes previously suggested. Many additional revisions were discussed and several additional photographs are to be added and several additional photographs are to be replaced. The revised proposed update will be discussed at the February, 2013, meeting.

NEW BUSINESS:

No Agenda Items

A suggestion was made to have 12 meetings a year in lieu of the present 11. Ronald E. Myers, Sr., will review the Borough's schedule for a possible scheduling of the 12th meeting.

CONTINUED BUSINESS FOR FEBRUARY, 2013, MEETING:

- The County Planner will bring the updated revision of the Comprehensive Plan Update to the February meeting.

Sharon McCormick was in attendance

There were also several attendees from St. Joseph Church who left as soon as the vote was taken to approve the draft Ordinance for the Zoning Map change for the two church and school parcels from Institutional to Downtown Commercial.

Robert Lagreca moved that the meeting be adjourned at approximately 10:10 p.m., and Margaret Andrews seconded the motion.

Respectfully Submitted,
Carol Ann DiPietro
Recording Secretary,
AMBLER BOROUGH PLANNING COMMISSION