# AMBLER BOROUGH PLANNING COMMISSION MINUTES OF NOVEMBER 26, 2024, MEETING

The regular monthly meeting of the Ambler Borough Planning Commission was held on Tuesday, November 26, 2024, at 7:00 p.m. in Borough Council Chambers at 131 Rosemary Avenue, Ambler, Pennsylvania. Chairman John Oswald presided.

**ROLL CALL**: Present: Isaac Kessler, Theresa Coleman-Clement, Mary Spross, Lee Meinicke, Carol Ann DiPietro, Peter Amento, Al Comly and John Oswald. Also in attendance were Timothy Konetchy, Montgomery County Planner, and Glenn Kucher, Borough Code Enforcement Officer.

Carissa Hazelton and James Dougherty, Borough Engineer, were excused.

**APPROVAL OF MINUTES:** Mary Spross made a motion to approve the minutes of October 22, 2024; seconded by Al Comly. The vote taken was unanimous to approve.

**REORGANIZATION:** Peter Amento made a motion to nominate John Oswald for Chair, Al Comly for Vice-Chair and Carol DiPietro for Secretary. Carol DiPietro seconded the motion. The vote taken was unanimous to approve. This reorganization took place at this meeting because no meeting is scheduled for December, and the January meeting will be the public presentation in the gym for the Comp Plan

### **NEW BUSINESS:**

#### NONE

#### **OLD BUSINESS:**

Review and adopt the Ambler Borough Planning Commission by-laws and 2025 meeting schedule. A draft annual report for 2024 will be presented at the February, 2025, meeting.

Input is requested on updating the 2013 Borough Comprehensive Plan. The Pennsylvania Municipalities Code suggests that each municipality review and/or update its Comprehensive Plan every ten years. The Borough's previous Plan was adopted in 2001 with a subsequent Plan update completed in 2013. The Planning Commission will be hosting an open house regarding the comprehensive plan on Tuesday, January 28, 2025, 6pm to 8pm. This event will introduce the public to the planning process of the Comprehensive Plan and request input on the current state of Ambler as well as its vision for Ambler in the next 5, 10 and 20 years. The County Planner had postcards prepared and dropped them off for mailing right after the 1st of the year notifying residents of the "Open House" scheduled for 1/28/25. There was discussion about the open house and survey going live before the open house as well as posters around the Borough and on the website.

Input is requested on incorporating revisions similar to the recent Transit Oriented Development Ordinance to the Downtown Commercial and Commercial Districts including aesthetics and architectural elements. Drafts of the DC & C zoning districts were presented for discussion. As the discussion developed, questions were raised about the differences between the two zoning districts. At the February meeting a spreadsheet outlining the differences will be presented and discussed.

## **PUBLIC ATTENDANCE:**

A resident in attendance was

Elizabeth Iovine

107 Church Street

Al Comly made a motion at 8:30 seconded by Carol DiPietro to adjourn.

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