

## MINUTES

### AMBLER BOROUGH PLANNING COMMISSION

February 27, 2007

The February meeting of the Ambler Planning Commission was held on February 27, 2007 at 7:30 P.M. in Borough Council Chambers located at 122 E. Butler Avenue. Chairman Ware presided.

**Roll Call** – Present: Mr. Ware, Mr. LaGreca, Mr. Mulroy, Mr. Benigno, Mrs. Baigis, Mr. Amento, Ms. Andrews, Mr. Narcowich – County Planner and Mr. Dougherty – Borough Engineer.

#### **Election of Officers**

Mr. Amento moved that Mr. Ware, Mr. LaGreca and Mr. Benigno be re-appointed for another year. Mrs. Baigis asked if each office can be handled individually. Mr. Amento agreed to withdraw his motion.

Mr. Amento moved Mr. Ware be elected Chairman. Seconded, carried.

Mr. Amento moved Mr. LaGreca be elected Vice Chairman. Seconded, carried.

Mr. Amento moved Mr. Benigno be elected Secretary.

Mrs. Baigis moved Mr. Mulroy be elected Secretary.

Ms. Andrews moved Mrs. Baigis be elected Secretary.

Mrs. Baigis respectfully declined due to all her other responsibilities.

A poll of the Commission was taken. Voting for Mr. Benigno: Mr. Ware, Mr. LaGreca, Mr. Amento, Mr. Benigno. Voting for Mr. Mulroy: Mr. Mulroy, Mrs. Baigis, Ms. Andrews. Mr. Benigno was voted Secretary, 4 votes to 3.

Mr. Mulroy moved the January 2007 Minutes be approved with the following corrections and additional language. Mr. LaGreca – 288 condo flats, not apartments, in two places. New Business 1, 2 places. Mrs. Baigis – typo in date 2007 not 2002, repeat Old Business #1 remove one, if they typos, maximum not maxium. Add New Business #1 complete final environmental, add #4 New Business and not feasible. Seconded, carried.

## **Old Business**

1. Mr. Narcowich will bring information to March meeting on pre-existing residential use in a Commercial/Industrial District and how we can resolve this conflict.
2. Station Square should have a draft Ordinance amending the Industrial Zoning by creating TOD and single family attached dwellings in district at March meeting.
3. The County Planner will submit information on building height at March meeting.
4. We will revisit Solicitor's letter on additional criteria for home professional offices at March meeting.
5. Artman Home is working on their Minor Land Development Plan.

## **New Business**

1. Mr. Zadlo representing the owners of 1-3 Reiffs Mills Road asked if the Planning Commission would consider rezoning the 6,000 square foot lot from R-3 Residential to I- Industrial. They have not made formal application for a Zoning Map Amendment. Council told them they could do that if they wanted. The proposed use is an light impact office use for a non-profit group. Several Commission members expressed concern that rezoning would leave the property open in the future for development. A 175 year old house sits on the lot. A period of discussion followed. It was suggested they get an interpretation to see if Social Club use would permit a low density, non-profit to use the building under R-3 Zoning with special exception.  
Mr. LaGreca moved we send a letter to Council supporting a low impact office use in residential district for a non-profit philanthropic group. Seconded, carried.
2. The Commission asked the Engineer and County Planner to come up with sample Ordinance standards for lighting in Borough type settings for March meeting.
2. The Commission reviewed draft ordinances from Florida and Lower Providence Township for containers. Council President Pieri will ask solicitor if we must permit temporary moving PODs'. County Planner will try to get copy of Springfield Township Ordinance for March meeting.

Ms. Andrews moved the meeting be adjourned. Seconded, carried.

Respectfully submitted,

George W. Benigno

