

## **DRAFT**

## **MINUTES**

### **AMBLER BOROUGH PLANNING COMMISSION**

April 24, 2007

The April meeting of the Ambler Borough Planning Commission was held on April 24, 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.

Mr. Mulroy moved the March 27, 2007 Minutes be approved with the following corrections or additions: dropped words with Mr. Bresnan and material in Old Business #3 and replace material with ordinance. New Business: drop word lot and add impervious. Seconded, carried.

#### **OLD BUSINESS**

1. The Commission discussed Industrial District and permitted uses. We may suggest additional not permitted uses added to the district. Staff asked to bring list of existing auto repair businesses and zoning
2. The Commission reviewed solicitor's memo on Home Occupation. We will do further review at the May meeting.
3. Representatives from Artman Home were present to review their land development. The County Planner's and the Borough Engineer's letters of April 24, 2007 were reviewed. Questions were asked by the Commission and staff. Applicant agreed to comply with two waivers approved and additions. Evergreen screening for parking lot expansion on Artman Road site. Mr. LaGreca moved the Artman Home Land Development be recommended to Council subject to the conditions noted in Engineer's letters and County Planner's letter of April 24, 2007. Two waivers granted. Used aerial photo for all items within 400' of property. Larger than 2" discharge pipe to Artman Road Basin due to fear of clogging and that additional evergreen landscape be planted along the expanded parking lot on Artman Road side. Seconded, carried.

4. Mr. Narcowich briefly discussed lighting standards with us. Will bring more information to the May meeting.
5. The Commission briefly discussed moving POD's. Will discuss in greater detail at May meeting.

### **NEW BUSINESS**

1. Mr. Garrity and Professional Staff reviewed the Final Land Development Plan for Summit Reality/Ambler Boiler House on S. Maple Way.  
The Commission and applicant reviewed County letter of April 23<sup>rd</sup> and Borough Engineer's letter of April 20, 2007. The applicant agrees to comply with all items in the letters. They can not give us a sign example as they do not know who their tenants will be. Mr. Amento moved the Land Development for Ambler Boiler House be recommended to Council subject to the applicant meeting all items in County Planner's letter of April 23<sup>rd</sup> and Borough Engineer's letter of April 20, 2007. Seconded, carried.
2. Mr. Benigno distributed a rough draft letter to amend Section 27-702 of the Ambler Borough Zoning Ordinance. This would permit by right a low impact office use in R-2 and R-3 zoning districts for a non-profit group. The Commission asked that a sentence be added that the property must abut a non-residential Zoning District along W. Main Street. Mr. LaGreca moved the amendment be sent to the solicitor and Council. Seconded, carried.
3. Mrs. Baigis asked that since Moreland Development has completed the State Store improvement on E. Butler Avenue when will the tree on Butler Avenue be planted as agreed. Mr. Baily and the Borough Engineer will contact Moreland Development concerning the planting of the tree as soon as possible. Type of tree will be determined by engineering firm.  
Mrs. Dougherty asked when must a pre-existing, non-conforming sign be removed. She was advised if the sign becomes a safety issue or is abandoned. Mr. Baily will check into two locations she mentioned.  
Mrs. Dougherty felt there was a zoning use violation at N. Spring Garden Street and E. Butler Avenue. Mr. Baily will request guidance from the solicitor.  
Mr. Amento asked Mr. Benigno why he sent a second revised letter to the Zoning Hearing Board supporting a variance for 1-3 Reiff's Mill Road. Mr. Benigno advised that he was told by the zoning solicitor that there were three aspects to the variance. Mr. Amento stated Mr. Benigno should have come back to the Commission to expand on the letter. Mr. Benigno thanked Mr. Amento and stated in the future he will make the first letter stand and not expand without further direction. All future agendas will have letters which have been sent attached.

Mr. LaGreca moved the meeting be adjourned. Seconded, carried.

Respectfully submitted.

George W. Benigno, Secretary  
Ambler Borough Planning Commission