

MINUTES

AMBLER BOROUGH PLANNING COMMISSION

June 26, 2007

The June Meeting of the Ambler Borough Planning Commission was held Tuesday June 26, 2007 at 7:30 P.M. in Borough Council Chambers located at 122 E. Butler Avenue, Ambler, PA. Chairman Ware presided.

Roll Call – Present: Mr. Ware, Mr. LaGreca, Mr. Benigno, Mrs. Baigis, Mr. Amento, Ms. Andrews and Mr. Narcowich – County Planner. Mr. Mulroy excused to attend meeting at Whitpain Township and the Borough Engineer also excused.

Ms. Andrews moved the May 29, 2007 Minutes be approved with these additions: Mr. Ware was on vacation, Ambler Savings Bank not Company. Seconded, carried.

OLD BUSINESS

1. The Commission continued discussion on the Home Occupation Ordinance. We reviewed a 10 discussion topics on memo dated June 26, 2007 from the County Planner. We also reviewed a Home Occupation Registration form from East Goshen Township. A meeting with our solicitor will be held to receive further input and guidance.
2. The Commission reviewed the draft ordinance dated June 26, 2007 on Ambler Exterior Lighting Standards. Further discussion will be held at the July meeting.
3. The Commission reviewed some information on PODs'. Further information will be obtained and discussed at the July meeting.
4. The Commission discussed rezoning twenty (20) parcels of land in the Business District. After a discussion on each section, it was decided to break it into six (6) separate recommendations. Mrs. Baigis felt we should have notified the twenty (20) property owners. She was advised some had been spoken with and some had attended the May Meeting. Residents at meeting opposed rezoning 269, 275, 281 E. Butler Ave. They live on adjoining lots on Hendricks Street. If Council decided to follow our recommendations a formal notice would be sent to each property owner and the area will be posted.

Chapter 2700, Section 1000 is mid-rise apartment section.

Ms. Andrews moved that 269, 275, 281 E. Butler Avenue be rezoned from "O" office to "DC" Downtown Commercial. Seconded, adopted. 4 Ayes, 1

Nay, 1 Abstain, 1 Absent. Mrs. Baigis voted Nay, Mr. LaGreca abstained for personal reasons.

Ms. Andrews moved that 301, 309, 315, 321, 325, 335 E. Butler Avenue be rezoned from “O” Office to “R-1” Residential. Seconded, adopted. 6 Ayes, 0 Nays, 1 Absent.

Ms. Andrews moved that 127, 211 W. Butler Avenue be rezoned from “MA” Midrise Apartment to “C” Commercial. Seconded, adopted. 5 Ayes, 1 Nay, 1 Absent. Voting Nay – Mrs. Baigis.

Ms. Andrews moved that 141, 149, 157, 165, 201 Race Street be rezoned from “O” Office to “R-1” Residential. Seconded, adopted. 5 Ayes, 1 Nay, 1 Absent. Mrs. Baigis voted Nay.

Ms. Andrews moved that 209, 219, 233, 245 Race Street be rezoned from “O” Office to “DC” Downtown Commercial” Seconded, adopted. 4 Ayes, 1 Nay, 1 Abstain, 1 Absent. Mrs. Baigis voted Nay. Mr. Benigno abstained because he is member of the Wissahickon Fire Company of which two properties are involved in the rezoning.

Ms. Andrews moved that Chapter 2700, Section 1000 and all cross references to this section be removed from the Ambler Borough Zoning Ordinance. Seconded, adopted. 5 Ayes, 1 Nay, 1 Absent. Voting Nay, Mrs. Baigis.

NEW BUSINESS

1. Mrs. Baigis asked Mr. Baily when Ridge Auto will start their Land Development. Mr. Baily replied he did not know as they had not filed for a building permit. If Ridge Auto will begin their improvements in the near future, Mrs. Baigis felt there must be a time limit. Mr. Narcowich stated that our Land Development/Subdivision Ordinance gives the property owner 5 years after approval to start.

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

Respectfully submitted,

George W. Benigno
Secretary, Planning Commission