

MINUTES

AMBLER BOROUGH PLANNING COMMISSION

SEPTEMBER 25, 2007

The September Meeting of the Ambler Borough Planning Commission was held on September 25, 2007 at 7:30 p.m. in Borough Council Chambers located at 122 East Butler Avenue, Ambler, Pennsylvania. Chairman Ware Presided.

Roll Call: Present: Mr. Ware, Mr. LaGreca, Mr. Benigno, Mrs. Baigis, Mr. Amento and Mr. Narcowich, County Planner. Mr. Mulroy was on vacation, Ms Andrews was out of town on business and Mr. Dougherty, Borough Engineer was excused.

Mr. LaGreca moved the August 28, 2007 Minutes be approved with the following wording, additions and corrections of typos: OLD BUSINESS: Page 2, end of 1st Paragraph should read “felt that those houses with storefronts could be converted back to houses”; NEW BUSINESS: Page 2, Item 2, 4th line from bottom of page change “problems” to “steps;” and Page 3, Item 2, last sentence of 2nd paragraph change typo of “Mrs. Curry” to “Ms. Curry”. Motion to approve Minutes, Seconded. Carried.

OLD BUSINESS:

1. Due to lack of time no further discussion was held on criteria for home professional office.
2. Due to lack of time no further discussion was held on development of lighting standards for new developments.
3. A representative from POD's gave us several sample ordinances on regulating these moving and storage devices. He answered several questions of Commission members and suggested some goals and guidelines to be included in the Borough ordinance. He will return at the October meeting.
4. Residents from Hendricks Street, Heckler Street and East Butler Avenue were present to discuss the proposed rezoning ordinance. They made a very complete audio-visual presentation on the subject and their concerns. The Planning Commission explained the zoning history of the properties in question. We showed them the old zoning maps and explained why the Planning Commission in 1977 suggested these three properties on East Butler Avenue be rezoned as Office from Commercial, which is how it had been zoned for 37 years.

The two properties at 269 and 275 East Butler Avenue were pre-existing retail stores and a restaurant with apartments. These are not permitted in O-Office

Districts. The Commission and Borough Council have heard their concerns. We are asking for buffering and other controls. What is developed in the future will be less intense. We cannot so limit properties that they cannot be developed.

We read the Solicitor's letter of September 25, 2007. A very good period of discussion followed. We asked the residents if they could live with the rezoning of 269 and 275 East Butler Avenue and the buffering requirements when developed. They felt it was the best compromise to resolve this matter. We advised of our continued work to change the Comprehensive Plan to allow for change of areas beyond Hendricks Street along East Butler Avenue to residential. The residents thanked us for our concern and for having listened and for the compromise proposal.

Mr. LaGreca moved the proposed Zoning Ordinance be recommended to Council with the following change to Item 6: That the items of the County Planner's letter of September 21, 2007 for property line buffer requirements be included in the SALDO for all Non-Residential District that were not already regulated abutting R-1 Residential Districts during development of the properties. We also recommended that 269 and 275 East Butler Avenue be rezoned DC-Downtown Commercial and 281 East Butler Avenue remain O-Office. Seconded. Roll Call Vote: 5-Aye; 0-Nay; 2-Absent. Carried.

5. Due to lack of time no further discussion was held on the Comprehensive Plan Revision.

NEW BUSINESS:

No new business was conducted.

Mr. LaGreca moved the Meeting be adjourned. Seconded. Carried.

Respectfully Submitted,

George W. Benigno
Secretary
Ambler Borough Planning Commission