

**BOROUGH OF HATORO  
PLANNING COMMISSION MEETING  
TUESDAY, MARCH 17<sup>th</sup>, 2014**

**PRESENT**

Chairman McKnight, Members Farnen, Kline, McKeever & Battis, Assistant Secretary Hegele & Planner Rieker.

**CALL TO ORDER**

President McKnight called the March 17<sup>th</sup>, 2014 meeting of the Planning Commission to order at 7:00 PM.

President McKnight announced that this meeting was originally scheduled for Tuesday, March 4<sup>th</sup>; however there was not a quorum so the meeting was rescheduled until tonight. Assistant Secretary Hegele stated this meeting was advertised.

**APPROVAL OF MINUTES**

Member Kline made a motion to approve the April 2<sup>nd</sup>, 2013 minutes, motion seconded by Member Battis, all ayes. Motion carried 5-0.

**MIXED USE OVERLAY ORDINANCE**

Mr. Van Rieker, AICP was introduced. Mr. Rieker was retained by Council to look at the area being discussed tonight to come up with a vision and plans for future uses. Mr. Rieker stated there have been several public meetings and as a result of those meetings some changes were made. He stated his office took the Mixed Use portion and used it as an overlay providing a total of 4 overlays. He stated the first ordinance is the ext amendment creating the 4 overlays; the second was the adoption of the new map.

Assistant Secretary Hegele advised all that there have been several public meetings, the proposed ordinances have been advertised, affected property owners have been notified and the properties are in the process of being posted by Borough staff.

Mr. Rieker reviewed with the planning commission members, each overlay and what uses would be allowed. He reviewed the application process in each overlay and also reviewed the locations of each overlay on the zoning map.

Member McKeever asked about the property located at Summit/Jacksonville, she stated there is some historical significance to this property and wanted to know if that had any impact on the overlay. Mr. Rieker stated it is not a requirement and the property owner can still get the property registered if it is not already.

Member McKeever also asked if the Montgomery County Planning Commission provided comment yet. Assistant Secretary Hegele stated they have called with some questions, but are still in the process of issuing their review letter.

Member Battis asked if the Milford Rivet Tract and Lumber Yard included. Mr. Rieker stated the Milford Property is, the Lumber Yard is not.

Member Farnen asked if single family homes in this area now will suffer any negative effects on tax structure. Mr. Rieker responded no.

Member Battis asked if townhomes would now be allowed on Wood Street. Mr. Rieker responded yes. Member Battis asked if overlay could go back to original use. Mr. Rieker stated yes. Member Battis questioned the HB zoning on Jacksonville Road and why it could not be included. Mr. Rieker stated if changes were made now the Borough would have to start the entire process over again. He stated the next chance Council would have the opportunity they should maybe look at this area Mr. Battis is referring to. Mr. Rieker stated that the Courts are very pro land owner and does not respect Government therefore they say that if you make a change, you have to start the process from the very beginning.

Chairman McKnight opened the floor to questions from the public.

### **PRIVILEGE OF THE FLOOR**

Mr. John Farnen, President Elm Street Hatboro asked if the Elm Street plan was used in this process. Mr. Rieker stated it was referenced. Assistant Secretary Hegele stated that when the Borough Engineer does a review of submitted plans for Land Development, etc. he does reference the Elm Street Plan in his review letters where necessary.

Mr. Farnen asked Mr. Rieker to confirm the height requirements in each overlay, which Mr. Rieker did.

Mr. Farnen had questions regarding properties on East Monument Avenue; some of these properties could be looking at buildings behind if developed. Chairman McKnight explained that under land development there are requirements for buffering and lighting that would help to protect these residents.

Mr. Farnen asked if Springdale Avenue change from HI to O would allow for townhouse also. Mr. Rieker responded yes, the overlay permits this use.

Steve Cassidy, 301 Jacksonville Road questioned the change and why not keep the Mixed Use as is. Mr. Rieker explained that almost 95% of the language remains the same, he stated he felt this gave the opportunity to treat properties differently, ie. Height in certain areas, more control over retail aspect, acreage requirements and development uses.

Mr. Cassidy stated he is a big fan of saving buildings, he asked if the ordinance includes use of certain products and materials, he stated this would make a difference. Mr. Rieker stated reviewed sections of the ordinance and stated that unless in a Historical Overlay District Courts frown upon ordinances dictating types and uses of materials.

**Ordinance Number 1020** -- Member Farnen recommends approval of Ordinance No. 1020 as presented tonight and without comment from the Montgomery County Planning Commission, motion seconded by Member Battis, all ayes. Motion carried 5-0.

**Ordinance Number 1021** -- Member McKeever recommends approval of Ordinance No. 1021 as presented tonight and without comment from the Montgomery County Planning Commission, motion seconded by Member Kline, all ayes. Motion carried 5-0.

The Planning Commission also asked if the Solicitor would be reviewing the MCPC comment letter. Assistant Secretary Hegele responded yes, she receives copies of all comment letters from the MCPC.

The Planning Commission also recommended that the HB & RC-2 parcels on Jacksonville Road be added to either Overlay 1 or 4 the next time this is visited by Borough Council.

#### **OLD BUSINESS**

There was no old business to come before the Planning Commission tonight.

#### **NEW BUSINESS**

Member Battis stated in the future he would like presentations similar to tonight's to be more computer driven. He feels with all the modern technology we should be able to require a power point type presentation.

#### **MEETING DATE**

The next meeting of the Planning Commission will be Tuesday, April 1<sup>st</sup> at 7:00 PM if necessary.

Respectfully submitted,

Diane C. Hegele  
Assistant Borough Secretary