



Borough of Lansdale
Planning Commission Minutes
February 22, 2016 – 7:30 PM
Lansdale Borough Hall
One Vine St., Lansdale PA 19446

Commissioners Present:

Sam Carlo-Chairman
Kevin Dunigan-Co Chairman
John Darab
John Chirico
Nate Burns
Mike Panachyda

Commissioners Absent:

Gary Kulp
Nate Burns

Also Present:

John Ernst, Assistant Borough Manager
Steve Malagari, Borough Council
Michael Narcowich, AICP - Montgomery County Planning Commission
Kelly Goff, Remington & Vernick, Borough Engineer
Jason Smeland, Lenape Valley Engineering
Dr. Ross Ziegler, Bennett Properties, LLC

Mr. Carlo called the meeting to order at 7:35 P.M.

- Approval of Meeting Minutes:

Kevin Dunigan made a motion for the approval the February 22, 2016 meeting minutes. Mr. Panacyda seconded the motion. Minutes approved 5 to 0.

- Applications / Presentations:

43 W. Third St.: Mr. Smeland presented to the Lansdale Borough Planning Commission the attached site plan in which the applicant is proposing a Zoning change to allow the specified parcels be included in the Downtown Overlay District from Residential C Zoning. Mr. Smeland and the Lansdale Borough Planning Commission discussed this evening the outcome of such a Zoning classification amendment.

The Lansdale Borough Planning Commission is in favor of this Zoning change. They have requested the applicant provide results of their parking analysis and research moving boundaries as the Planning Commission members have suggested to the applicant this evening.

Mr. Narcowich of the Montgomery County Planning Commission will provide the Lansdale Borough Planning Commission a review letter researching analysis of building height per block, the types of *uses* the Downtown Overlay District would allow if this change would occur.

A review letter from Remington & Vernick will also be forthcoming.

Mr. Smeland will revise the Zoning Map and resubmit his amendment request to the Borough of Lansdale and intends to return for next month's meeting.

Mr. Ernst and the Lansdale Borough Planning Commission members suggested any audience member interested in more information about the Downtown Overlay District Zoning are welcome to have the Borough provide a copy. The Zoning Ordinance is also available online.

Additionally, Mr. Smeland and the Lansdale Borough Planning Commission addressed the audience to explain that this zoning change is not an approval of the project but the first of several approvals necessary. The applicant will need to appear before the Zoning Hearing Board seeking relief for the amount of required parking spaces and setback requirements. Next is the planning approval of the Lansdale Borough Planning Commission. Applicant will be required to address the concerns of the Lansdale Fire Marshal and a Conditional Use Hearing is needed before the project can begin.

○ Old Business:

● Accessory Dwelling Unit Criteria:

Mr. Narcowich of the Montgomery County Planning Commission reviewed with the Lansdale Borough Planning Commission the attached memo date January 06, 2016. Discussion this evening addressed the following questions/concerns from members. They are as follows:

- Page 2, General Recommendation for ADU's; remove "affordable rental option"
- Research deed restrictions with Lower Providence Township
- Update language – variance does not stay with the home when it is sold; requirement to remove ADU automatically upon change of ownership
- Page 4, item (h) clarify payment to Recorder of Deeds
- Page 5, item #5, ordinance/language to allow the fee collection by the Borough of Lansdale
- Update language regarding detached ADU's
- Review lot size in all zoning districts
- Update language to allow second kitchen
- Requirement for a separate entrance? A separate kitchen?
- Requirement all utilities must come through the main house

The Lansdale Borough Planning Commission advised the Montgomery County Planning Commission the goal in allowing Accessory Dwelling Units is so that an applicant will not be required to appear before the Lansdale Borough Zoning Hearing Board should an applicant desire this type of living arrangement. In addition, the Borough is attempting to address the concern that this property set up would possibly succumb to a undesirable rental situation somewhere in the future. A possible deed restriction and/or not allowing the variance to remain upon an ownership change most likely should be required.

Mr. Narcowich will research this and report back to the Lansdale Borough Planning Commission.

● Comprehensive Plan Update:

Mr. Narcowich provided an update regard the 2016 Comprehensive Plan. The county has created a Facebook page and soon a survey will be sent out.

A Task Force is being organized. Full time members will consist of Borough Council, Planning Commission, Design Review Board, Parks and Recreation, Business Owners & Hospital Representatives. Details should be completed shortly.

- New Business:

Gary Kulp- Recognition of Time Served on the Planning Commission: The Lansdale Borough Planning Commission wishes to thank Mr. Kulp for his time served on the Lansdale Borough Planning Commission. Your service will be greatly missed. Best wishes in your new position.

Those interested in the opportunity to serve on the Planning Commission are required to send a letter of interest and resume to Mr. Ernst or the Managers Office by the end of the business day March 02, 2016.

Zoning Hearing Board; March 15, 2016: 801 W. Second St. – applicant is seeking relief to allow use to operate a mosque and an educational center.

- Public Comment:

There was no public comment this evening.

The meeting was adjourned at 8:496 PM. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, March 21, 2016 at 7:30 PM. The meeting will be held at Lansdale Borough Hall, One Vine St., Lansdale, PA.

Respectfully submitted,
Maria Lohan,
Recording Secretary
Lansdale Borough Planning Commission