



Borough of Lansdale
Planning Commission Minutes
January 19, 2016 – 7:30 PM
Lansdale Borough Hall
One Vine St., Lansdale PA 19446

Commissioners Present:

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

Also Present:

Jake Ziegler, Borough Manager
John Ernst, Assistant Borough Manager & Director of Community & Economic Development
Steve Malagari, Borough Council
Michael Narcowich, AICP - Montgomery County Planning Commission
Kelly Goff, Remington & Vernick, Borough Engineer Carl N. Weiner, HRMM &L
Tim Woodrow, Woodrow & Associates
Mike Evans, MLE Builders, Inc.

Mr. Carlo called the meeting to order at 7:30 P.M.

o **Reorganization of Planning Commission:**

Mr. Dunigan made a motion to nominate Mr. Carlo as Chairman for 2016 of the Lansdale Borough Planning Commission. Mr. Burns seconded the motion. Motion approved 7 to 0.

Mr. Burns made a motion to nominate Mr. Dunigan as Co-Chairman for 2016 of the Lansdale Borough Planning Commission. Mr. Panacyda seconded the motion. Motion approved 7 to 0.

- Approval of Meeting Minutes:

Kevin Dunigan made a motion for the approval the November 16, 2016 meeting minutes. Mr. Panacyda seconded the motion. Minutes approved 7 to 0.

- Applications / Presentations:

123 S. Chestnut St.: Mr. Woodrow and Mr. Weiner on behalf of the applicant addressed the Lansdale Borough Planning Commission regarding the proposed project. The applicant is seeking approval to subdivide an existing lot and add two duplex units. One unit will face S. Chestnut St and have parking access from Penn St. The second unit will face Penn St with parking access in the rear from the alley.

The applicant's trip to the Lansdale Zoning Hearing Board on October 20, 2015 was not successful. The applicant has returned with a new plan to address the parking concerns.

Review of the Remington Vernick & Beach letter dated January 08, 2016, the applicant has advised all items are a "will comply" except for item #27. Several concerns from the Lansdale Borough Planning Commission were raised about the effectiveness and the safety of the proposed stacked parking arrangement.

Review of the Montgomery County Planning Commission dated January 12, 2016, the applicant has advised all items are a "will comply". Item A. Stacked Parking raised concerns with the county and it is suggested the parking be reconfigured.

Parking for Lot # 1 has been clarified as to the fact that the occupants park adjacent to an existing garage. Further discussion raised the question requesting Mr. Ernst and the Department of Code Enforcement to clarify if 121 S Chestnut St is a single family as the applicant proposes or a multi-family as the audience suggests.

The applicant advised the Lansdale Borough Planning Commission it will revise the plans and reconfigure the parking layout. Mr. Woodrow commented he expects to return to the Planning Commission in February.

The Borough of Lansdale awaits comments from Pennoni, the Traffic Engineer and the Lansdale Borough Fire Marshal.

- **Old Business:**

- **Flexible Dimension Criteria:**

Mr. Narcowich of the Montgomery County Planning Commission presented to the Lansdale Borough Planning Commission a Proposed Zoning Text regarding Flexible Dimensional Criteria. The memo dated December 01, 2015 is deemed acceptable by the Planning Commission. Mr. Ernst will advise the Lansdale Borough Planning Commission the next step for the amendment.

- **Accessory Dwelling Unit Criteria:**

Mr. Ernst reviewed the with the Lansdale Borough Planning Commission that the Department of Code Enforcement is seeing an increase in building applications regarding a “in-law suite”. At this time the department is seeking the advice of the Montgomery County Planning Commission to allow reasonable conditions to be put in place so a home with an additional living space is not allowed to be rented. Other concerns the department and the Planning Commission have currently is which zoning districts are these structures allowed. The goal is to eliminate the applicants need to make a trip to the Zoning Hearing Board.

The Montgomery County Planning Memo dated January 06, 2016 regarding Accessory Dwelling Units and recommendations was briefly reviewed this evening. The Lansdale Borough Planning Commission members will review this information and have a discussion at the February meeting.

- **Comprehensive Plan – Update:**

At the Wednesday January 20, 2016 Planning Commission meeting the MontCo 2040 Presentation will be held at the Borough Council Meeting. This discussion will be segue for the next phase of the 2016 Comprehensive Plan for the Borough of Lansdale. The county will present to the public an overview and discussion will begin about public meetings and forming a task force.

- **New Business:**

- **Apartment Building; 43 W. Third St.:**

The property owner of the proposed project at W. Third St. has requested that Lansdale Borough host a public meeting. The applicant is interested in getting feedback regarding this project. The public meeting will be held on January 26, 2016 in Council Chambers at 7:00 PM.

MontCo 2040 Presentation: As discussed in Old Business, the presentation will be held on Wednesday, January 20, 2016 at 7:00 PM.

Zoning Hearing Board; January 19, 2016: Applicant Lansdale United Methodist Church, 300 N. Broad St is seeking relief to allow a CEVMS sign. The meeting has been postponed.

- **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 8:26 PM. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, February 22, 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