



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
February 03, 2016, 8:00 PM
Lansdale Borough Hall-Caucus Room
One Vine St., Lansdale, PA 19446
Chairperson: Leon Angelichio

○ **In Attendance:**

Leon Angelichio-Chairman
Jack Hansen
Rich DiGregorio
John Ernst -Assistant Borough Manager

Also Present:

Andrew Krauss-Superintendent Electric Department
Patricia Chapman-Customer Service Manager
Bill Allen-Resident & Business Owner
Richard Strahm- Resident
John Darab- Resident
Chris Flyzic- Resident
Jean Fritz-Resident
Nancy Frei-Reident
Dan Sokil-The Reporter

The meeting was held at One Vine St., Lansdale, Pa. Mr. Angelichio called the meeting to order at 8:08 P.M. Mr. DiGregorio made a motion to approve Meeting Minutes from the December 02, 2015 Code Enforcement and Land Planning Committee meeting. Mr. Hansen seconded the motion. Minutes were unanimously approved.

○ **Committee Business Items:**

● **43 W. Third St; Third and Walnut Re Development:**

Mr. Ernst reviewed with the Lansdale Borough Code Enforcement and Land Planning Committee the conceptual plan for the project Dr. Ross Ziegler proposes for the site of the former Third & Walnut Bar. Tuesday January 26 a public meeting was held to allow the public to view this type of building and hear the concerns of residents. This presentation is available on our website.

Discussion this evening addressed that this project is in the very beginning stages of planning. The applicant will need to seek the necessary zoning relief and once the approval is granted, the applicant will go before the Lansdale Borough Planning Commission. Before this project reaches Borough Council, the Code Enforcement and Land Planning Committee will review what the Planning Commission is recommending.

- **Sidewalk Snow Removal Ordinance:**

The ordinance regarding snow removal states sidewalks to be cleared 24 hours after the storm subsides. Mr. Ernst pointed out to the Code Enforcement and Land Planning Committee that our ordinance is silent on the treatment of intersections, corners, fire hydrants and storm drains.

The department of Code Enforcement began to field complaints and respond to businesses and residents approximately 48 hours after the storm. Due to the this epic snowfall, the need to place the snow someplace, other than a borough street and how difficult it became to maneuver around, the department felt this was the most practical step to take regarding enforcement. The department fielded and did follow up calls to approximately 100 residents and/or business owners, issued approximately 33 door hangers and issued 4 citations for snow removal.

- **East Main Street Streetscape Grant:**

For review purposes Mr. Ernst discussed the PennDOT Act 89 Transit Fund Grant that the Borough received in October 2014 in the amount of \$2.7 Million. The grant will be administered through SEPTA. The grant will cover Broad St from E Main to Greenwood Ave. There is a 30 % match to be provided by Borough of Lansdale or \$1.16 Million. Total amount of the grant will be \$3.86 Million for the project. March is the anticipated date for survey design to begin. Construction is expected to begin March 2017 and complete April 2018.

The Borough of Lansdale has allowed the YMCA and the North Penn Commons to have temporary facades for design purposes for this Streetscape project.

- **Budget:**

- Department of Code Enforcement Monthly Statistics is attached to this month's minutes along with the totals from 2015 for comparison as requested. Budget is tracking normal.

- **Planning Commission Activity:**

- **123 S. Chestnut St:** Applicant proposes to build two duplex; denied zoning relief and has made an appeal to the county court. January the applicant presented another plan and the parking arrangement raised concerns with the Lansdale Borough Planning Commission. The applicant stated they would review their options and submit another plan.
- **Accessory Dwelling / In-Law Suite Ordinance Revisions:** The Lansdale Borough Planning Commission is seeing an increase in the amount of residents seeking relief to build an in-law suite. Our current ordinance requires those applicants to appear before the Zoning Hearing Board. With the assistance of the Montgomery County Planning Commission a review of our current ordinance along with results of surrounding municipalities is underway to determine if this ordinance change should come about.
- **Comprehensive Plan Update:** At the February 22, 2016 Planning Commission meeting it is expected the outline process to create the Task Force for the 2016 Comprehensive plan will begin.

- **Old Business:**

There was no old business to report on this evening.

○ **New Business:**

- **Zoning Hearing Board Meeting, February 16, 2016 cancelled:** The applicant has postponed the hearing.
- **Mr. DiGregorio:** Questioned if there is a plan to address deteriorating sidewalks other than during a road project. Mr. Ernst advised the Lansdale Borough Code Enforcement and Land Planning Committee that if they are requested to address a sidewalk in need of repair that it would be handled in the manner that of all surrounding sidewalks in that vicinity would be addressed. Therefore all surrounding properties with concerns would be required to complete repairs as well.

○ **Public Comment:**

- ***What is the ratio of apartments to single family dwellings?***

The department of Code Enforcement recently reviewed the apartment rentals. The percentage of rentals is approximately 30 percent of the single family residents.

The meeting was adjourned at 9:03 p.m. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, March 2, 2016 at 8:00 P.M. Meeting will be held at One Vine St., Lansdale PA.

Respectfully,

Maria Lohan
Recording Secretary

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