



Borough of Lansdale  
Planning Commission Minutes  
March 21, 2016 – 7:30 PM  
Lansdale Borough Hall  
One Vine St., Lansdale PA 19446

**Commissioners Present:**

John Darab  
Nate Burns  
Mike Panachyda  
Chris Millheim

**Commissioners Absent:**

Sam Carlo-Chairman  
Kevin Dunigan-Co Chairman  
John Chirico

**Also Present:**

John Ernst, Assistant Borough Manager  
Steve Malagari, Borough Council  
Michael Narcowich, AICP - Montgomery County Planning Commission  
Brian Olszak, Community Planner, Montgomery County Planning Commission  
Jason Smeland, Lenape Valley Engineering  
Dr. Ross Ziegler, Bennett Properties, LLC

Mr. Ernst called the meeting to order at 7:33 P.M. followed by the pledge of allegiance and a moment of silence.

- Approval of Meeting Minutes:

There was not a quorum this evening to approve minutes. The February 22, 2016 minutes will be placed on the April 18, 2016 agenda.

Mr. Ernst and the Lansdale Borough Planning Commission announce the newest member, Mr. Chris Millheim. Congratulation's Chris and *welcome* to the commission.

- Applications / Presentations:

**43 W. Third St.:** Mr. Smeland presented to the Lansdale Borough Planning Commission the attached site plan in which the applicant is responding to the comments from the February Planning Commission Meeting. The map indicates the expansion of the Downtown Overlay District to include up to West Fourth St and out to S. Broad St.

Review letter dated 02/29/15 (should read 02/29/16) from Remington & Vernick was discussed. The applicant will address the stormwater and parking items in the Land Development stage. A traffic study will be sought as well as the applicant is looking into grant money for a bridge to connect to the train. The review letter from the Montgomery County Planning Commission was reviewed last month. The applicant will address the buffering and parking concerns in Land Development.

Mr. Ernst will review with the Borough Solicitor if the applicants Conditional Use Hearing can be the mechanism put in place to address the parking concerns in lieu of the Zoning Hearing Board. Mr. Ernst will report back to the Lansdale Borough Planning Commission.

The Lansdale Borough Planning Commission is in favor of the amended map and has requested the applicant to return to the April meeting for another review due to absent members. At that time, the applicant will be seeking for a recommendation to approve the zoning map change.

- 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 updated 03/15/2016 which includes additional feedback from Mr. Chris Kunkel. Comments and concerns are as follows:

- Page 1 – Separate Entrance; review adding that for a corner property, the ADU should not face the same street as the primary residence
- Separate entrance is required
- ADU must be physically attached to the existing structure
- ADU will be licensed and subject to biannual inspections
- Keep deed restrictions; intent is to prohibit renting space out as an apartment
- Include language regarding criteria for front and side yard setbacks
- Update parking to one new additional space
- Permitted single family detached by-right all others must go in front the Zoning Hearing Board for a variance.

Another updated Draft will be forwarded to the Lansdale Borough Planning Commission for review and discussion.

•**Comprehensive Plan Update:**

Mr. Narowich is working to finish up the survey which will be presented to the Task force at the first meeting. The second survey will be on our website and facebook and/or other social media. Mr. Ernst will work with Mr. Narowich and get a list of other locations to have the survey available such as First Friday, International Spring Festival, etc.

○ **New Business:**

**Zoning Hearing Board; April 19 2016:** 300 N. Broad St., Lansdale United Methodist Church request for a CEVMS Sign – continuance.

PA –DCED Planning Documents have been uploaded to Dropbox. Copies can be made available please advise if interested.

Alternate Planning Commission Member: A local law was passed in December of 2015 allowing an alternate member for Planning Commission. Mr. Ernst will review with the Borough Solicitor the new law and report back to the Lansdale Borough Planning Commission what steps and/or action is required for this position.

• **Public Comment:**

Mrs. Farrell suggested to the Lansdale Borough Planning Commission that it provide audience with a summary of the upcoming discussion especially for the larger projects such as the 43 W. Third St. project. Mr. Ernst and the Lansdale Borough Planning Commission thanked Mrs. Farrell for the suggestion and will look into doing such for the future.

The meeting was adjourned at 8:38 PM. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, April 18, 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**