



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
April 06, 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:
Patricia Chapman-Customer Service Manager
Bill Allen-Resident & Business Owner
John Darab- Resident
Jean Fritz-Resident
Nancy Frei-Reident
Carole Farrell-Resident
Christine Flyzik-Resident
Ed Scheuring-Resident

The meeting was held at One Vine St., Lansdale, Pa. Mr. Angelichio called the meeting to order at 8:14 P.M. Mr. DiGregorio made a motion to approve Meeting Minutes from the March 02, 2016 Code Enforcement and Land Planning Committee meeting. Mr. Hansen seconded the motion. Minutes were unanimously approved.

- **Committee Business Items:**
 - **Floodplain Ordinance:**
The Floodplain Ordinance has been dully advertised and will be presented at the April 20, 2016 Business Meeting for Lansdale Borough Council to vote on. This ordinance is required by FEMA and each municipality is required to adopt this ordinance.
 - **Flexible Design Criteria Ordinance:**
The Lansdale Borough Planning Commission with the assistance of the Montgomery County Planning Commission and the Borough Engineer Remington & Vernick has revised the language of the existing Flexible Design Criteria Ordinance. The revised ordinance has redefined language to allow for a clearer interpretation. This has been dully advertised and will come in front of the Lansdale Borough Council to vote on at the April 20, 2016 Business Meeting.

- **Shed Permits – What You Need to Know:**

A Shed is considered an accessory structure to your premises. Borough Code only allows for two accessory structures total on a property. To place a Shed you will need to obtain a Permit.

Setback Requirements: 200 Square Feet or less –the Shed must be situated on a lot with not less than four feet of setback for side and rear yards

Setback Requirements: 580 Square Feet or greater – permitted by special exception and the application will need to seek a variance.

- **Spring Cleanup-Grass cuttings/clippings:** Mr. Ernst wanted to remind all that the flyer for Spring Cleanup is available. (Handout attached)

- **Enforcing Complaints:** The Department of Code Enforcement has a process in place for handling complaints, ice, snow, rubbish, trash, high grass, etc. The process is not an immediate fix and Mr. Ernst appreciates the publics anticipated cooperation. The Department of Code Enforcement first contacts the property owner via a door hanger, generally has a conversation with the property owner regarding the concern/complaint. Most cases, the property owner is given 48 hours to address the issue. If the property owner does not come into compliance, a citation is issued.

- **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. For the month of March the department has doubled the amount of permits processed.

- **Planning Commission Activity:**

- **43 W. Third St; Third and Walnut St. Re-Development:** The applicant presented to the Lansdale Borough Planning Commission a Zoning Map Change for the proposed apartment complex. The applicant is expected to return to the April meeting. Due to the absence of three members, the Planning Commission did not make a motion to approve the applicants proposed changes.
- **Accessory Dwelling / In-Law Suite Ordinance Revisions:** The Lansdale Borough Planning Commission is attempting to finalize all of the details for an ADU. At the April 18, 2016 meeting this proposed ordinance will be reviewed once again and possible action may come out of this meeting.

- **Old Business:**

- **Habitat for Humanity:** At the April 20, 2016 Lansdale Borough Council meeting there will be a presentation given by Habitat for Humanity.

- **New Business:**

- Zoning Hearing Board, April 19 2016: 300 N. Broad St.: Applicant seeks a variance for a proposed CEVMS Sign.

- Public Comment:

What year was the Parking Study completed? Doesn't it address CEVMS signs? The Study was completed in 2012. It is believed the CEVMS signage had to do with parking garage(s). The sign would indicate if it was full and/or the amount of spaces available.

The meeting was adjourned at 8:53 p.m. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, May 04, 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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