



Borough of Lansdale
Planning Commission Minutes
April 18, 2016 - 7:30 PM
Lansdale Borough Hall
One Vine St., Lansdale PA 19446

Commissioners Present:

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

Also Present:

John Ernst, Assistant Borough Manager
Steve Malagari, Borough Council
Jake Ziegler, Borough Manager
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
Robert Jordan/Woodrow & Associates
Carl N. Weiner/HRMM&L
Timothy Woodrow/Woodrow & Associates
Jeff Wert, Metz Engineering
Dr. John Nash

Mr. Carlo called the meeting to order at 7:38 P.M. followed by the pledge of allegiance and a moment of silence.

o **Approval of Meeting Minutes** :

Mr. Dunigan made a motion to approve the meeting minutes for February 22, 2016, Mr. Panachyda second the motion. Decision unanimous 7 to 0.

Mr. Burns made a motion to approve the meeting minutes for March 21, 2016, Mr. Dunigan seconded the motion. Decision unanimous 7 to 0.

o **Application s / Presentations** :

43 W. Third St. : Mr. Smeland returned to the Lansdale Borough Planning Commission as requested due to the absent Planning Commission members at the March 21, 2016 meeting. The applicant is seeking approval to move forward with the text amendment change to Lansdale Borough Council.

Mr. Smeland provided the audience with a brief overview of the project. The text change initially will have little to no impact to the residents. The Overlay District will retain the residential C zoning and Mr. Smeland feels as if this will potentially be beneficial to the revitalization of Walnut Street and be an aid for future development.

Mr. Carlo explained to the audience members that the approval the applicant is seeking this evening is not an approval to build the structure. The applicant needs the approval of the Lansdale Borough Council, a Condition Use Hearing and Zoning Hearing Board approval. Once this is accomplished the applicant will return to the Planning Commission for the Land Development and any other necessary approvals. Finally, the applicant has complied with all the Lansdale Borough Planning Commissions requirements regarding the Text Amendment.

Mr. Dunigan made the motion to authorize the Borough Solicitor to prepare and advertise the map change and advertise this ordinance for a public hearing. The Planning Commission authorizes an extension of the Downtown Business Overlay District as referenced in the draft dated January 27, 2016 and according to the map prepared and presented by Lenape Valley Engineering with no date and marked as attachment #1 by the Lansdale Borough Planning Commission. Mr. Panachyda seconded the motion. Decision unanimous, 7 to 0.

123 South Chestnut St : Mr. Carl N. Weiner and Mr. Robert Jordan presented to the Lansdale Borough Planning Commission a revised plan as requested at the January

18, 2016 meeting. The revised Subdivision proposes to build on Lot #2 one single family dwelling and Lot #3 proposes to build one duplex. The revised plan is presenting a stacked parking area for Lot #3.

Remington & Vernick review letter dated April 7, 2016, the applicant advised they “will comply” will all items. The applicant is requesting a waiver of item 12; minimum of 15” storm pipe in diameter. The Borough Engineer does not believe there is an issue for the applicant to reduce to a 10” pipe. This request will be reviewed.

Discussion this evening reviewed the Zoning Hearing Board decision of October 20, 2015 which denied the applicant the relief they were seeking for a large central parking area; the Zoning Hearing Board also advised that the access should be off of the alley. The Lansdale Borough Planning Commission members have concerns about stacked parking and backing out into an alley as do the consultants. The residents present this evening expressed similar concerns and reiterated the concerns that rose at the Zoning Hearing Board meeting.

To assure the zoning code is complied with, Mr Weiner and Mr. Jordan suggest that the parking be arranged to accommodate 1 stacked parking and the balance be 2 side by side spaces.

The applicant stated in order to comply with the zoning requirements this plan was the best scenario. In addition the applicant feels there will be an improvement to the site as the existing duplex will now have a designated parking where none exists.

Mr. Panachyda made a motion that the Lansdale Borough Council approve the plans dated 12/14/2015 prepared by Woodrow & Associates with the amendment from the Lansdale Borough Planning Commission that the parking be revised to 1 (one) stacked parking and 2 (two) side by side parking spaces. There is to be access off of the alley at Penn St. Mr. Dunigan seconded the motion. Decision unanimous 7 to 0.

Mr. Ernst and Mr. Carlo made the suggestion to the residents in attendance this evening that they attend the Lansdale Borough Code Enforcement and Land Planning Committee meeting here at One Vine St., on Wednesday May 4, 8:00 PM in the Caucus Room.

200 Hatfield St: Dr. John Nash, property owner and Mr. Jeff Wert, Metz Engineering addressed the Lansdale Borough Planning Commission reviewing the plans dated 1/08/16. Existing is a single home to be demolished, lot subdivided and two side by side twins are proposed. Applicant has received approval from Zoning Hearing Board for zero side yard requirements.

Review letter from Remington & Vernick Engineers dated April 06, 2016 was discussed. The applicant will submit to the engineer a supplemental for review regarding **SALDO Waiver Request Item #6** -the request for a 12 inch diameter storm pipe in lieu of 15 inches.

SALDO Comment #14: correct to private property - not PennDOT. **Comment #27:** applicant will pave end of the property line to Hatfield St. The residents at the Zoning Hearing Board Meeting have requested that the alley remain stone and not be paved. **Comment #28:** Calculations/supplemental will be forwarded to the engineer as requested. Balance of all other remaining items are a “will comply”.

Review letter from the Montgomery County Planning Commission dated April 14, 2016 was discussed. A. 1) Parking: the applicant will have a cross parking easement agreement along with cross drainage easement added to the plans. (to be reviewed by the Borough Solicitor)

B. Sidewalks - 1) The applicant will construct the sidewalk and add approximately 73 feet of sidewalk - extend the sidewalk from Hatfield Street towards Broad St.

C. Landscaping - 1)- the applicant proposes to move the trash receptacle from the back of the building to the back corner by the garage and place a fence around it. Applicant will indicate this on the plans. The Lansdale Borough Planning Commission would like to see two separate trash areas one for each parcel

Buffering -2)- screening softening of the adjacent property; applicant will revisit the plantings, trim back the fence and resubmit

The applicant will return to the Lansdale Borough Planning Commission addressing the items recommended this evening.

o **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 6, 2016 updated April 12, 2016. Discussion this evening addressed Item G and Item K.

Mr. Burns made the motion to authorize the Borough Solicitor to prepare and advertise the Ordinance Amendment as prepared by the Montgomery County Planning dated January 06, 2016, with the most recent revision April 12, 2016. The Lansdale Borough Planning Commission request the text to amend item “G” to state: Adult Children with Special Needs and strike item “K” Parking as per its discussions. Mr. Dunigan seconded the motion. Decision unanimous 7 to 0.

•**Comprehensive Plan Update :**

Mr. Narcowich advised the Lansdale Borough Planning Commission he has completed the survey. The survey will be presented to the Task Force.

• **SaLDO Update:**

The final review of the SaLDO Ordinance has been completed with Borough Staff, Remington and Vernick and the Montgomery County Planning Commission. Shortly the revisions will be available for the Steering Committee.

Due to the departure of Mr. Gary Kulp, Mr. Chris Milheim has agreed to accept the steering committee position. Thank you Chris!

○ **New Business:**

Zoning Hearing Board: April 19 2016: 300 N. Broad St., Lansdale United Methodist Church request for a CEVMS Sign. Applicant has requested a continuance.

Mr. Ernst has requested that the zoning code not be silent when dealing with stacked parking especially in the situation where no garage exists. The Montgomery County Planning Commission will review this and report back to the Lansdale Borough Planning Commission.

• **Public Comment :**

There was no public comment this evening.

The meeting was adjourned at 9:30 PM. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, May 16, 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