



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
May 04, 2016, 8:00 PM
Lansdale Borough Hall-Council Chambers
One Vine St., Lansdale, PA 19446
Chairperson: Leon Angelichio

- **In Attendance:**
Leon Angelichio-Chairman
Jack Hansen
Rich DiGregorio
John Ernst -Assistant Borough Manager
Jason Smeland, Lenape Valley Engineering
Dr. Ross Ziegler, Bennett Properties, LLC
Tim Woodrow, Woodrow Associates
Bernadette Kearney, HRRM & L

The meeting was held at One Vine St., Lansdale, Pa. Mr. Angelichio called the meeting to order at 8:05 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:**

- **43 W. Third St-Zoning Map Change:**
Mr. Jason Smeland of Lenape Valley Engineering addressed the Lansdale Borough Code Enforcement and Land Planning Committee regarding the proposed Zoning Map Change. Mr. Smeland presented a map outlining the changes the applicant is seeking. For this project the current zoning is Residential C and does not allow for apartments in this district. By amending the map with the addition of the downtown business overlay district, as proposed the evening, the apartment complex with the amenities the applicant is seeking would then be allowed.

For council members and the audience, a brief presentation of the proposed map change was provided. Council and the applicant discussed how the Zoning Map change is the first of many steps that the project will need to receive before any structure is built. Finally, the applicant has received the approval of the Lansdale Borough Planning Commission to move forward.

Mr. Angelichio addressed the audience and offered the residents the opportunity to speak about the zoning change. Concerns raised by the residents as well as Council are as follows:

- Height of the building
- Proximity to other resident properties

- Increased density
- Increased foot traffic
- Accommodation for additional visitors to park
- Traffic increasing especially at the corner
- Alley usage

Mr. DiGregorio made the motion to move the Zoning Map Change to Borough Council to prepare, advertise and provided a public meeting. Mr. Hansen seconded the motion. Decision was unanimous.

Mr. Ernst provided the residents with the following list of dates for the public to be aware of regarding the Zoning Map Change. Every step of the project will allow for the residents to be present at the public meetings held by the Borough of Lansdale. They are as follows:

- Wednesday May 18th, at 7:00 PM Borough Council Business Meeting; Once this approval is granted the following steps will take place
- Monday, June 16th – Official Letters Mailed to Residents this Zoning change will effect
- Monday, July 6th-1st advertisement in the local paper
- Monday, July 13th-2nd advertisement in the local paper
- Monday June 20th – Planning Commission will once again review the Ordinance
- Wednesday July 20th – Public Hearing
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(all meetings will take place at One Vine St., and the meeting information along with the agenda will be available on the Borough website www.lansdale.org)

- **123 S. Chestnut St.:**

Ms. Bernadette Kearny of HRRM & L law offices along with Mr. Tim Woodrow of Woodrow Associates gave a presentation to the Lansdale Borough Code Enforcement and Land Planning Committee this evening. The applicant proposes to subdivide an existing lot; add a single family residence and a duplex. The applicant is requesting a waiver of the review letter from Remington & Vernick dated April 7, 2016 with regards to the size of the storm pipe. The applicant requests the size of 10” inch diameter not 15” diameters as indicated. Stormwater results confirm the size will not be an issue and by maintaining the current 10” size it will aid in accommodating the existing utilities at the site. Parking at the site was discussed and reviewed with the Lansdale Borough Planning Commission. The best scenario for parking accommodations at this site is the applicant has agreed to provide 1 stacked parking stale and the balance will be side by side parking. This project has received the recommendation of the Lansdale Borough Planning Commission at the April 18, 2016 meeting.

Mr. DiGregorio made the motion to approve the Subdivision of 123 S. Chestnut St. be recommended to Borough Council for approval. Mr. Hansen seconded the motion. Decision was unanimous.

- **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:**
 - 200 Hatfield St.: The applicant presented to the Lansdale Borough Planning Commission the proposed plan to demolish an existing home and build two twin homes side by side. The applicant plans on returning to the Planning Commission at the May meeting and address the recommendations suggested by commission.
 - Comprehensive Plan Update: The Montgomery County Planning Commission is finalizing the questions for the survey. More information is forthcoming.

- **New Business:**
 - Adult Day Care-Zoning Code Revision.: Due to a recent inquiry regarding Adult Day Care Facilities; it has become apparent our existing Code does not address this type of facility. Mr. Ernst is working with the Borough Solicitor and requests the assistance of the Montgomery County Planning Commission along with a review of surrounding municipalities to review this code revision.
 - Stacked Parking-Zoning Code Revision: As a result of the 123 S. Chestnut St. project it has become apparent there is nothing in our Borough Code to address stacked parking. Mr. Ernst will be working with the Borough Solicitor and the Montgomery County Planning Commission to craft an ordinance to address stacked parking when the parking will occur on a "lot" and not in a driveway such as where a garage exists for residential use.

- **Old Business:**
 - Accessory Structure Ordinance - Update: The ordinance is currently under review with the Borough Solicitor. Specifically the Planning Commission is looking for a strong crafted ordinance with the proper regulations, standards and consistency in place to move forward. Mr. Ernst will be seeking the recommendation of the Lansdale Code Enforcement and Land Planning Committee to move the approval of the Accessory Structure Ordinance to Lansdale Borough Council.

- Public Comment:

What is stacked parking? For the purpose of this meeting the stacked parking concern will address a multi-family unit. Stacked parking traditionally is when one vehicle parks behind another in a single file lane. More detailed information will be forthcoming.

The meeting was adjourned at 9:02 p.m. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, June 1, 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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