



Borough of Lansdale  
Planning Commission Minutes  
May 16, 2016 – 7:30 PM  
Lansdale Borough Hall  
One Vine St., Lansdale PA 19446

**Commissioners Present:**

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

**Commissioners Absent:**

Sam Carlo-Chairman

**Also Present:**

John Ernst, Assistant Borough Manager  
Steve Malagari, Borough Council  
Jake Ziegler, Borough Manager  
Joe Clement, Special Council  
Michael Narcowich, AICP - Montgomery County Planning Commission  
Brian Olszak, Community Planner, Montgomery County Planning Commission  
Jeff Wert, Metz Engineering  
Dr. John Nash  
John Anderson, Cornerstone Consulting Engineers & Architectural Inc.  
Mark Timinski, Property Owner

Mr. Dunigan called the meeting to order at 7:30 P.M. followed by the pledge of allegiance and a moment of silence.

- Approval of Meeting Minutes:

Mr. Burns made a motion to approve the meeting minutes for April 18, 2016, Mr. Panachyda second the motion. Decision *unanimous* 6 to 0.

- Applications / Presentations:

- Freight House Property, Informational Only. Special Council, Mr. Joe Clement presented to the Lansdale Borough Planning Commission a lot line sketch plan prepared by Pennoni Associates. Mr. Clement advised that the Lansdale Parking Authority is looking to acquire the lot designated and it will be used as a parking lot for the public and provide approximately 80 to 100 parking spaces. The amount of spaces will be contingent upon the final findings of the stormwater requirements. Access for the lot is proposed to be off of the “William Place” and an additional access further down the lot off of S. Broad Street. The Borough of Lansdale intends to continue with the connection of the Liberty Bell Trail from the Andale Green Project. Once the acquisition is completed the Parking Authority may be returning to the Planning Commission for a possible subdivision approval. If this is to occur, Mr. Clement expects to return to the Planning Commission in July.
- 200 Hatfield St: Mr. Wert presented to the Planning Commission a site plan of the proposed project, (paper and digital not available at the time of the meeting). Revised floor plan and rendering presented to the Lansdale Borough Planning Commission.

The applicant revised the two units to a front to back configuration. Units will be 24 feet wide, allowing for spacious first floor plan and the option for three bedrooms. Front porch area depicted and the applicant feels this consistent with the surrounding neighborhood. Project complies with all zoning requirements, the dimensional use criteria and proper stormwater is provided. Trash moved closer to the residence, and 10 foot side yard will be provided.

Discussion this evening addressed the Planning Commission member concerns regarding parking and the actual relief the applicant was granted at the Zoning Hearing Board meeting back on March 17 and April 21, 2015. Although the applicant points out that the cross easement agreement will be specified on the plan at the time of land development; the Planning Commission is requesting an amendment be provided to clarify that parking be allowed. The Conclusion of the Law does not address parking at the site

Mr. Ernst will contact Mr. Greg Gifford to determine if this amendment as requested is feasible and/or will the actual recorded testimony suffice. Mr. Ernst will report

back to the applicant and the Lansdale Borough Planning Commission regarding this matter.

- **22-24 Fairview Ave; Informational Only:** Mr. Anderson of Cornerstone Consulting Engineers & Architectural, Inc. presented to the Lansdale Borough Planning Commission a concept plan in which the applicant proposes to demolish an existing dwelling. In the B Zoning District, the applicant plans to subdivide the single lot into five lots and build five homes approximately 900 square feet each. Dwellings will front East Fifth Street and parking to be provided in the rear off of Fairview Ave with two parking spaces each unit. No zoning relief will be required.

The applicant is expected to return in July and address a few of the items the Planning Commission presented such as parking requirements off of Fairview Ave., review of trash collection, storage and offset of facades for the units.

- **Old Business:**

- **Comprehensive Plan-Update / Discussion**

Mr. Narcowich of the Montgomery County Planning Commission advised the Lansdale Borough Planning Commission that the Task Force is in the final stage of completion and the questionnaire is ready to present once the Task Force is up and running.

- **SaLDO Update:**

The final review of the SaLDO Ordinance has been completed with Borough Staff, Remington and Vernick and the Montgomery County Planning Commission. The Montgomery County Planning Commission is putting the final touches on the SaLDO and it will forward to Mr. Ernst shortly.

- **New Business:**

- **Stacked Parking Ordinance:**

Mr. Ernst has requested that the Montgomery County Planning Commission assist the borough and review crafting an Ordinance to address stacked parking. The concern has been raised as the review of our Borough Ordinance does not address stacked parking in a lot (such as not connected to a building) verses parking in a driveway of a residence. Mr. Narcowich will verify if there are other parts of the Borough Code that address this concern. The County will research surrounding municipalities and report back to the Planning Commission.

- **Senior / Adult Day Care Ordinance:**

Mr. Ernst advised that the Borough Ordinances currently only deal with Day Care with regards to children. The Planning Commission will seek the guidance of the Montgomery County Planning Commission to research surrounding municipalities to review how Adult Day Care as a business is best handled.

- **Zoning Hearing Board Meeting:** The meeting for May 17, 2016 has been cancelled.

- **Public Comment: :**

There was no public comment this evening.

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The meeting was adjourned at 8:13 PM. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, June 20, 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**