



Borough of Lansdale
Planning Commission Minutes
June 20, 2016 – 7:30 PM
Lansdale Borough Hall
One Vine St., Lansdale PA 19446

Commissioners Present:

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

Commissioners Absent:

Nate Burns
John Chirico

Also Present:

John Ernst, Assistant Borough Manager
Jake Ziegler, Borough Manager
Michael Narcowich, AICP - Montgomery County Planning Commission
Brian Olszak, Community Planner, Montgomery County Planning Commission
Chris Canavan, WB Homes, Inc.

Mr. Carlo called the meeting to order at 7:31 P.M. followed by the pledge of allegiance and a moment of silence.

○ **Approval of Meeting Minutes:**

Mr. Dunigan made a motion to approve the meeting minutes for May 16, 2016, Mr. Panachyda second the motion. Decision *unanimous* 5 to 0.

○ **Applications / Presentations:**

- **28 N. Cannon Ave.- Informational Only.** Mr. Chris Canavan of WB Homes, Inc. presented to the Lansdale Borough Planning Commission an informational proposal for townhomes at 28 N. Cannon Ave. WB Homes would like to build 40 stacked front /back townhomes with a garage located in the rear and be approximately 1800 square feet in size. This evenings discussion addressed the location of green space and outdoor living areas, setbacks, parking spaces, the width of the alleys, curbing, sidewalks, brick walls for screening of the alley entrance and stormwater management. The applicant will need to go in front of the Zoning Hearing Board seeking relief for the height of the proposed buildings. Mr. Canavan advised he is planning to present this project at the July 6, 2016 Code Enforcement Land Planning Committee meeting returning to the Planning Commission with engineered plans approximately August. Mr. Canvan stated that WB Homes anticipates breaking ground in the spring of 2017.
- **200 Hatfield St:** For this evenings presentation the applicant was unable to attend. Mr. Ernst shared with the Lansdale Borough Planning Committee Mr. Carl Weiner's interpretation of the Lansdale Borough Zoning Ordinance Section 2000 via an email which is attached to this evening minutes. In addition, Mr. Ernst met with Mr. Wert and reviewed the attached sketch plans for parking at the site. (Plans are labeled Sketch # 1, #2 & #3).

The applicant wishes to create a cross easement between the two lots as presented at the May meeting. An interpretation of Lansdale Borough Code is being requested by the applicant and by the Planning Commission to verify that the cross easement will satisfy the off-street parking requirement.

Attached to the meeting minutes are three sketch plans each clearly marked. Sketch Plan #1 depicts the cross easement. Sketch Plan #2 would propose parking off a grass alley. Planning Commission members questioned if this is a disruption to the neighbors and if the grass alley was in fact an *alley*. Plan # 3 would propose that all four parking spaces be on one lot. Doing such would cause the parking to be too close to a property line. Plan #2 and Plan #3 would require the applicant to go back to the Zoning Hearing Board seeking appropriate relief.

Mr. Ernst will work with the solicitor and report back to the Lansdale Borough Planning Commission regarding the interoperation for Sketch #1.

○ **Old Business:**

- **MS4 / TMDL Strategy Plan: AKRF Consultants:** Mr. Ernst reviewed with the Lansdale Borough Planning Commission that the Borough of Lansdale has hired AKRF Consultants to develop a strategy to address the need to come in compliance regarding the unfunded mandate from the DEP. With this plan the Borough hopes to come into compliance and build a partnership with several private properties and encourage developers to be creative with stormwater management. At the June 15th 2016 Business meeting the strategy plan created by AKRF Consultants was approved by Borough Council and will be forwarded to the DEP.

- **Comprehensive Plan-Update:** Mr. Narcowich of the Montgomery County Planning Commission advised that the Task Force is finalized. Next step is to send out an on-line survey pole to the participants to assist in establishing meeting dates. More information is forthcoming.
 - **Senior/Adult Day Care Ordinance:** Mr. Narcowich provided to the Lansdale Borough Planning Commission recommendations and definitions for an Adult Day Care Ordinance. The Planning Commission members will review this document and return next month with comments.
 - **Stacked Parking Ordinance:** Mr. Olszak provided the Lansdale Borough Planning Commission his findings for “Stacked” or “Tandem” parking regulation and definitions. Planning Commission members suggest that possibly a definition be created and some type of guideline addressing this style of parking be addressed for residential and commercial uses in the appropriate zoning section. Mr. Ernst has agreed to review with the solicitor and report back to the Planning Commission.
- New Business:
- **Zoning Hearing Board; June 21, 2016 at 7:00 PM:**
 300 N. Broad St-CEVMS Sign – this is a continued meeting for a CEVMS sign in the Business District.
 503 Walnut St.: - Interpretation; home previously used as a single family residence, however it is set up as duplex. What use should occur?
 333 S. Valley Forge Rd.: Accessory structure; 3 car garage exceeding allowable square footage and the amount of accessory structures on a property.
 310-312 S. Broad St.: Special Exception for the proposed use as an Adult Day Care Facility.
 - **Public Comment: :**
 There was no public comment this evening.

The meeting was adjourned at 8:26 PM. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, July 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

Attach/28 N Cannon Ave.,/ 200 Hatfield St.