



Borough of Lansdale  
Code Enforcement and Land Planning Committee  
Minutes  
July 06, 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 (late arrival)  
John Ernst -Assistant Borough Manager  
Patricia Chapman-Customer Service Manager  
Chris Canavan-WB Homes

The meeting was held at One Vine St., Lansdale, Pa. Mr. Angelichio called the meeting to order at 8:10 P.M. Mr. DiGregorio made a motion to approve Meeting Minutes from the June 01, 2016 Code Enforcement and Land Planning Committee meeting. Mr. Hansen seconded the motion. Minutes were unanimously approved.

- **Committee Business Items:**

- **Cannon Square II- W.B. Homes; 28 N. Cannon Ave.**

Mr. Canavan provided to the Lansdale Borough Code Enforcement and Land Planning Committee a concept plan for the development of the former Brenninger Lot located at 28 N. Cannon Ave. This project is opposite the established WB Homes Project named Cannon Square.

WB Homes is proposing to build 40 front/back townhome unit(s) within 4 buildings total. The homes will be approximately 22 'x 28' feet in size. Each unit will have a 2 car garage and a total of three parking spaces per unit, outdoor living space; sidewalks all around the exterior of the property and brick return walls at the alley entrance.

Once engineering is completed, the applicant will be seeking zoning relief for the building height of 37'. Upon the approval the applicant will present to the Design Review Board and the Lansdale Borough Planning Commission. The Code Enforcement and Land Planning Committee will see the approved project prior to the presentation to Borough Council.

The Code Enforcement and Land Planning Committee thanked Mr. Canavan for attending this evening and answering questions. WB Homes is looking forward to beginning construction in the spring for this project.

**Pool Permits-What You Need to Know:**

The following items are with respect to permitting a pool. Requirements are as follows:

- Pool height up to 24 inches of water; this is not regulated
- Pool height 48 inches or higher; must have a ladder that is lockable; a pool this size is considered its own barrier; therefore it does not require a fence.
- Pool built into the ground must have a barrier, therefore is required to have a self-closing, self-latching gate around perimeter and must be at least 48 inches in height. There must be an alarm on the door to the pool. Pools are now required to have a motorized cover.

It has been requested for next month Driveway Aprons be reviewed.

○ **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. The department is tracking normal.

○ **Planning Commission Activity:**

• **Comprehensive Plan Task Force:**

The task force has been completed and the first meeting will be on Tuesday July 12<sup>th</sup> at 6:30 PM in the Caucus Room. Mr. Ernst thanks all members for their participation.

○ **Old Business:**

- **Adult Day Care and Stacked Parking** – The Montgomery County Planning Commission provide to the Lansdale Borough Planning Commission information regarding surrounding municipalities for regulating Adult Day Care Facilities. At the July meeting discussion will begin to review definitions, hours of operation, cooking facilities, and whatever items necessary to craft an ordinance.
- **Stacked Parking:** The Montgomery County Planning Commission researched Stacked Parking for the Borough only to discover not much information exists locally. This discussion will continue especially for the project that proposes stacked parking for two homes.

○ **New Business - Zoning Hearing Board Meeting July 19, 2016:**

- **509 Delaware Ave.:** - Applicant proposes a two car garage added to a corner property, seeking relief for parking in a front yard

○ **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 9:01 p.m. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, August 3, 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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