



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

Commissioners Present:

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

Commissioners Absent:

John Ernst-Assistant Borough Manager
Sam Carlo-Chairman
Nate Burns

Also Present:

Michael Narcowich, AICP - Montgomery County Planning Commission
Brian Olszak, Community Planner, Montgomery County Planning Commission
Kelly Goff, RVB, Borough Engineer
Ross Ransom-Building Code Official
Jeff Wert-Metz Engineering
Dr. John Nash-Property Owner/Applicant

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

○ **Applications / Presentations:**

- **200 Hatfield St:** Mr. Jeff Wert of Metz Engineers presented to the Lansdale Borough Planning Commission a revised rendering of the proposed twin duplex homes for this site. Mr. Wert reviewed with the Planning Commission the items amended since the last presentation. The items are as follows:
 - Duplex will be side to side –revised foot print provided
 - Parking has been shifted back to accommodate to 20 foot offset between the building and the parking lot
 - Enlarged the stormwater system to reflect the larger building
 - Sidewalks will be continuous around the property
 - Added a shrub row to address the headlight issue concerns
 - Added additional landscaping approximately 4 total
 - Fence across the back of the property
 - Seepage bed expanded to 18' by 80', approximately
 - Trash enclosure moved closure to the building as recommend by the Montgomery County Planning Commission; 6ft board on board on a concrete pad

The applicant reviewed the Montgomery County Planning Commission letter dated April 14, 2016. Mr. Wert advised all of the Montgomery County Planning Commission items have been addressed. Mr. Wert will comply with Mr. Narowich's request to delete the bamboo fence from the plan.

Mr. Wert stated he did meet with the Fire Marshal and he is in favor of the project.

The Remington & Vernick Engineers letter dated July 18, 2016 was reviewed and the applicant advised all items are a "will comply".

Mr. Panacyda made the motion that the Lansdale Borough Planning Commission recommend to the Lansdale Borough Council approve of the minor land development for 200 Hatfield St as per the plans dated January 08, 2016, revised July 14, 2016 prepared by Metz Engineering. The cross easement document will be prepared and recorded on the plans and a document that further details the explanation of the cross easement parking agreement and the responsibilities will be provided. Mr. Chirico seconded the motion. Decision unanimous 5 to 0.

○ **Old Business:**

- **Comprehensive Plan-Update:** Mr. Narcowich of the Montgomery County Planning Commission advised that the Task Force had its first meeting on Tuesday July 12, 2016 and was well attended. The review of Chapters 1-4 was assigned and will be reviewed at the next meeting.

- **Senior/Adult Day Care Ordinance:** This item will return to the agenda for discussion.
 - **Stacked Parking Ordinance:** This item will return to the agenda for discussion.
- New Business:
- **Zoning Hearing Board; July 19, 2016 at 7:00 PM:**
509 Delaware Ave – Applicant proposes a two car garage added to a corner property, seeking relief for parking in what is deemed a front yard.
 - **Public Comment: :**

There was no public comment this evening.

The meeting was adjourned at 7:54 PM. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, August 15, 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