



Borough of Lansdale
Planning Commission Minutes
September 19, 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
John Chirico
Chris Millheim
Nate Burns

Commissioners Absent:

Mike Panachyda

Also Present:

John Ernst, Assistant Borough Manager
Steven Malagari-Borough Council
Dave Sanders, Borough Solicitor
Michael Narcowich, AICP - Montgomery County Planning Commission
Brian Olszak, Community Planner, Montgomery County Planning Commission
Kelly Goff, RVB, Borough Engineer
Chris Canavan, W.B. Homes
Justin Strahorn, W. B. Homes

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

Mr. Carlo announced the item under **New Business, CEVMS Signage –Update/Discussion** would not be presented, reviewed or any discussion due to a current court case.

- **Approval of Meeting Minutes:**

Mr. Burns made a motion to approve the meeting minutes for July 18, 2016, Mr. Dunigan second the motion. Decision *unanimous* 7 to 0.

- **Applications / Presentations:**

- **20 N. Cannon Ave- Penn Square; W. B. Homes:**

Chris Canavan of W. B. Homes presented to the Planning Commission presenting the project Penn Square. Applicant proposes to build 40 stacked townhomes and construct two alleyways. The proposed development is similar, in many ways, to the development Cannon Square W.B. Homes built across the street from this project. The applicant appeared on June 20, 2016 in front of the Lansdale Borough Planning Commission and on July 06, 2016 appeared in front of the Code Enforcement and Land Planning Committee. The applicant has received favorable feedback from both presentations.

The response letter from Remington & Vernick Engineers dated September 02, 2016 was reviewed. Mr. Canavan advised all items are a “will comply”. Item #11; *Alleys are prohibited in residential development unless it is an extension of an existing alley*; waiver requested for the alley. Item #31; the Planning Commission will confirm a blanket easement is sufficient for the necessary access to the site for utility maintenance. Section IV Waivers; the Lansdale Borough Planning Commission granted requested SALDO waivers.

The response letter from Montgomery County Planning Commission dated September 15, 2016 was reviewed. The applicant discussed the recommendations and all items are favorable for the project.

On September 20, 2016 the applicant will appear at the Zoning Hearing Board Meeting requesting a variance for the height & number of stories. Lansdale Borough Ordinance states 35 feet at the midpoint for two and half stories; applicant proposes 37 feet for a three and a half story building.

Mr. Dunigan made the motion that the Lansdale Borough Planning Commission recommends to Lansdale Borough Council the approval of the Preliminary and Final Land Development Plans for the Penn Square project. Approval to be in accordance with the Remington Vernick Engineer letter dated September 02, 2016 and the Montgomery County Planning Commission letter dated September 15, 2016. This board grants waiver of Item #11. Finally this motion is contingent upon the applicants request for a favorable decision September 20, 2016 at the Lansdale Borough Zoning Hearing Board Meeting. Mr. Darab seconded the motion. Decision unanimous 7 to 0.

○ **Old Business:**

- **Comprehensive Plan-Update:** Mr. Narcowich shared with the Lansdale Borough Planning Commission the survey results from Founder' Day August 27, 2016 at Memorial Park. A table was set up and participants were able to answer survey questions about what items are of interest and important to residents and visitors. Results will be posted on Dropbox.
- **Senior/Adult Day Care Ordinance:** This item will return to the agenda for discussion.

○ **New Business:**

- **CEVMS Signage-Institutional Use Addition-**Discussion tabled.
- **Zoning Hearing Board; September 20, 2016**
 - 20 N. Cannon Ave-Residential; W.B. Homes Townhomes, discussion earlier
 - 258 W. Eighth St.-Village Handcrafted Cabinetry is in agreement to purchase this property and seeking a use variance. Applicant proposes to expand its business and move administrative staff to this location.
- **New Item:** Potential Ordinance for the dispensing of Medical Marijuana; handout this evening for review. Will be on the agenda next month. This is available in Dropbox.

- **Public Comment: :**

There was no public comment this evening.

The meeting was adjourned at 8:14 PM. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, October 17, 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