



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
October 06, 2016, 8:00 PM
Lansdale Borough Hall-Council Chambers
One Vine St., Lansdale, PA 19446
Chairperson: Leon Angelichio

- **In Attendance:**
Jack Hansen
Rich DiGregorio
John Ernst -Assistant Borough Manager
Patricia Chapman-Customer Service Manager

- Leon Angelichio-Chairman-Absent

The meeting was held at One Vine St., Lansdale, Pa. Mr. Hansen called the meeting to order at 8:08 P.M. Mr. DiGregorio made a motion to approve Meeting Minutes from the September 07, 2016 Code Enforcement and Land Planning Committee meeting. Mr. Hansen seconded the motion. Minutes were unanimously approved.

- **Committee Business Items:**

- **Responsible Landlord/Nuisance Tenant Potential Ordinance:**

An ordinance to address nuisance complaints which was previously discussed will once again be brought forth for the Lansdale Borough Code Enforcement and Land Planning Committee to review. Working closely with the Lansdale Borough Police Department, the ordinance will address landlords receiving three tenant nuisance complaints to being the eviction process.

Mr. Ernst will be working with the Borough Solicitor and the Police Department to craft this ordinance.

Medical Marijuana Potential Ordinance:

Mr. Ernst has advised that the Borough of Lansdale will work with the Solicitor to craft an Ordinance and be pro-active before legally bound regarding the new law that allows Medical Marijuana in Pennsylvania. An Ordinance for review will be forthcoming.

- **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 2017 Proposed Budget has been provided to the Committee. Budget questions or concerns please reach out to Mr. Ernst.

- **Planning Commission Activity:**
 - Walnut Crossing: - Update: The applicant is scheduled to appear for an informational presentation purposes only.

32 E. Blaine St- Preliminary Approval process begins: The applicant presented the change of use from commercial with residential to a residential structure to include six single bedroom apartments on the first floor and two apartments on the second floor each having two bedrooms. The applicant last appeared in front of the Planning Commission in August of 2015. Applicant is scheduled for the October meeting.

Comprehensive Plan Task Force Report: The Task Force meets once a month. At the last meeting, the Task Force requested Mr. Ernst review the Nuisance Ordinance.

- **Old Business:**
 - **Potential Ordinance-Curb, Sidewalk and House Number Inspection at time of a sale:** At the September 07, 2016 Code Enforcement and Land Planning Committee meeting, Mr. Ernst presented the Ordinance in effect in Plymouth Township regarding inspection of a residential property at the time of sale. Required is an inspection of curb and sidewalk, house numbers must be visible from the street and a sewer inspection. Any deficiencies are to be brought into compliance.

Further research will be completed for this potential Ordinance and presented to the Code Enforcement and Land Planning Committee for discussion.

Cooper Acquisitions – (WB Homes)- Penn Square: At the October 20, 2016 Zoning Hearing Board Meeting, Penn Square received approval. At the October 19, 2016 Planning Commission Meeting the project received approval to move onto Borough Council.

- **New Business - Zoning Hearing Board Meeting October 18, 2016**

The Zoning Hearing Board Meeting is cancelled.

○ **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 9:02 p.m. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, November 02, 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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