



Borough of Lansdale
Planning Commission Minutes
November 21, 2016 – 7:30 PM
Lansdale Borough Hall
One Vine St., Lansdale PA 19446

Commissioners Present:

Sam Carlo-Chairman
John Chirico
John Darab
Mike Panachyda
Chris Millheim
Nate Burns

Commissioners Absent:

Kevin Dunigan-Co-Chairman

Also Present:

John Ernst, Assistant Borough Manager
Steve Malagari-Borough Council
Michael Narcowich, AICP - Montgomery County Planning Commission
Brian Olszak, Community Planner, Montgomery County Planning Commission
Chris Fazio, RVB, Borough Engineer
John Anderson, Cornerstone Consulting Engineers & Architectural, Inc.
Steve Jaffe, Trefoil
Jim Wrigley
Jason Smeland, Lenape Valley Engineers
George Haines, Equus

- Mr. Carlo called the meeting to order at 7:32 P.M. followed by a moment of silence and the pledge of allegiance.

- Approval of Meeting Minutes:

Mr. Burns made a motion to approve the meeting minutes for October 17, 2016, Mr. Panachyda second the motion. Decision *unanimous 6 to 0*.

- Applications / Presentations:

- 32 E. Blaine St-Apartments, Preliminary Land Development::

This applicant requested to be removed from this evening's agenda.

- 22-24 Fairview Ave; Five Townhomes:

Mr. Anderson addressed the Lansdale Borough Planning Commission this evening. The applicant proposes to demolish an existing four unit building and subdivide the existing lot and proposes to build five (5) townhomes. To accommodate the parking requirement at the site, applicant has provided each unit with a two car garage. Parking in the garage will be side by side.

Remington and Vernick letter dated October 20, 2016 was reviewed. Applicant feels they are able to accommodate all of the Borough Engineers requirements. Mr. Fazio of Remington and Vernick has allowed the Waiver of item IV; *not to provide existing features within 400 feet of the property*.

Mr. Anderson presented a letter of request for Waivers to the Planning Commission for the **SALDO sections 304.3A, 402.3A, 403.2A and 408.2**. Cornerstone Consulting Engineers and Architectural, Inc. letter is attached to the minutes for review.

Mr. Fazio and the Lansdale Borough Planning Commission are in agreement to grant the waivers. The applicant will however return to the Lansdale Borough Planning Commission providing the dimensions of the garages, provide additional information about the curb cuts/depressed curbs, review the possibility of moving the 5th unit further off of East Fifth St., and review flipping the driveways to accommodate shared parking to allow for more green space.

The Montgomery County Planning Commission letter dated November 17, 2016 was reviewed. The applicant has agreed to work with the Mr. Fazio, the Borough Engineer with Zoning: Unit **A. End Unit Setback** and report back to the Planning Commission.

Mr. Ernst and the Lansdale Borough Planning Commission thanked Mr. Anderson for tonight's presentation and look forward to his updated submission.

- Hillcrest Shopping Center; Two Pad Sites-Informational Presentation:

Mr. Wrigley addressed the Lansdale Borough Planning Commission and introduced Trefoils plan for the revitalization of the Hillcrest Shopping Center. Applicant wishes to capitalize on momentum from Rebounders and Prism Brewery. Trefoil is looking to improve the site and add tenants to the property.

- Mr. Smeland of Lenape Valley Engineering presented to the Lansdale Borough Planning Commission the plan to add two pad sites to the existing parcel. One pad

site would be approximately 3000 square feet and provide a drive-thru. The second pad site would also be approximately 3000 square feet. Discussion this evening suggested by the Planning Commission that the applicant explore the positioning of what is to be considered the rear of the building and/or loading area at the site for future consideration. The applicant will review this and report back to the Lansdale Borough Planning Commission and the time a concept plan is provided.

Applicant will need to receive relief from the Lansdale Borough Zoning Hearing Board for a *special exception* for the drive thru and relief for the required number of parking spaces at the site. Existing parking spaces available are 585. To add the two pad sites and allow parking for existing tenants, the required parking spaces are 591. Mr. Smeland is certain the combined parcels are underutilized and is in the process of conducting a study of the parking at this site. The applicant will be present at the December 20, 2016 Zoning Hearing Board Meeting and the Lansdale Borough Planning Commission will provide the applicant with a letter that it is "Not Opposed" to the project.

- **Madison Parking Lot-Informational Presentation:**

Mr. George Haines of Equus was present this evening to provide the Lansdale Borough Planning Commission an overview of the redevelopment of the Madison Lot. Development to consist of 175 luxury apartments, total of 17,500 square feet of commercial/retail space spread along Madison Ave and connecting the plaza to the SEPTA pedestrian bridge. Madison Street will be widened; total of 100 parking spaces for the public – approximately 65 spaces along Madison St. and the Liberty Trail connection and a new public plaza will be created. The applicant expects to return to the Lansdale Borough Planning Commission in December.

Mr. Ernst and the Lansdale Borough Planning Commission thanked Mr. Haines and look forward to reviewing the submission in December.

- **Old Business:**

- **Comprehensive Plan-Update:** The Task Force has reviewed a large amount of the existing 2006 Comprehensive Plan. Next month the Task Force will review the Parks and Recreation Plan.
- **Medical Marijuana Ordinance:** In Dropbox for the Planning Commission members to review is a model ordinance along with a packet regarding Rules and Regulations, Title 28-Health and Safety Document from the Department of Health. Mr. Ernst has advised that the Borough needs to put in place guidelines and work in a timely manner. Mr. Carlo recommends the members review the attached and address any questions to Mr. Ernst. This will be discussed at the next December meeting.
- **Senior Adult Day Care:** Although this is an upcoming topic; for the time being this will be tabled until further notice.

○ New Business:

• **Zoning Hearing Board; September 20, 2016**

- 623 Columbia Ave – applicant proposes to enclose existing porch; habitable and encroaching onto adjacent property
- Hillcrest Shopping Center – Special Exception for Drive-Thru and also for Parking Relief

• **Public Comment :**

No public comment this evening.

The meeting was adjourned at 9:33 PM. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, December 19, 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