



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
December 07, 2016, 8:00 PM
Lansdale Borough Hall-Council Chambers
One Vine St., Lansdale, PA 19446
Chairperson: Leon Angelichio

○ **In Attendance:**

Leon Angelichio-Chairman
Rich DiGregorio
Jack Hansen
John Ernst -Assistant Borough Manager

John Anderson Cornerstone Consulting Engineers & Architectural, Inc.
Mark Timinski, owner 22-24 Fairview Ave

The meeting was held at One Vine St., Lansdale, Pa. Mr. Angelichio called the meeting to order at 8:07 P.M. Mr. DiGregorio made a motion to approve Meeting Minutes from the November 02, 2016 Code Enforcement and Land Planning Committee meeting. Mr. Angelichio seconded the motion. Minutes were unanimously approved.

○ **Committee Business Items:**

- **Presentation; 22-24 Fairview Ave – 1 building/5 Townhomes – John Anderson:**
Mr. Anderson and Mr. Timinski addressed the Lansdale Borough Code Enforcement and Land Planning Committee via a digital presentation. Applicant proposes to build 5 Townhomes. Currently, at this site the applicant plans the removal of an existing 4 unit carriage home in order to construct 2 or 2 ½ story townhomes with a slab foundation, two car garage in the rear with side by side parking and with width of each unit is approximately 18 feet wide.

Applicant appeared in front of the Planning Commission on November 21, 2016 and received favorable feedback from Remington & Vernick, the Borough Engineer, Montgomery County Planning Commission and the Lansdale Borough Planning Commission. Several items remain outstanding the applicant will address them and present a revised plan.

Discussion with the Lansdale Code Enforcement and Land Planning Committee along with audience members present addressed the compliance of stormwater

management at the site, underground electric, individual electric feed to each unit, the proposed market selling price of approximately \$300,000 to \$320,000 per unit. Once conceptual plans are available, the applicant will need to submit an application to the Design Review Board.

Mr. Ernst and the Code Enforcement and Land Planning Committee thanked Mr. Anderson for attending this evening. This presentation is available in Dropbox for Council members to view.

- **Fee Schedule-Recovery of Consultant Cost:** Currently the Code Enforcement Fee Schedule for Building Permits does not include the recovery of Consultant cost(s). Fees are collected for larger projects involving Land Development at the time of application. Discussion this evening addressed that there should be the ability to charge consultants costs under a building permit. A suggestion was also made that the department should possibly review and maybe reorganize all of the permit fees.

- **Budget:**
 - **Discussion of November 2016 Department Statistics:** Monthly statistics are attached to these evenings minutes. Department continues to be busy.
 - **2017 Budget Planning:** Mr. DiGregorio requested an explanation of a particular line item with regards to \$100,000 line item for the Madison Parking Lot. Mr. Ernst explained this line item is a necessary one as the funds will be allocated and/or paid back for the project from the sale of the property. Equus is to purchase the Madison Lot for \$1,800,000.00 from the Parking Authority with an amount of \$600,000 that will go directly to the Borough of Lansdale.

- **Planning Commission Activity:**
 - **Hillcrest Shopping Center – Two Pad Sites:** Engineer Mr. Jason Smeland of Lenape Valley Engineering presented to the Lansdale Borough Planning Commission Trefoils proposal for two pad sites at the Hillcrest Shopping Center. Applicant proposes a pad site at the lower end of the lot with a drive thru and a small site at the East end, closest to the YMCA side for a small retail space. Applicant will be seeking relief for parking and for the drive thru.
 - **Madison Lot Update:** Applicant is seeking Preliminary and Final approval for Land Development and is scheduled for the December 19, 2016 Planning Commission meeting. Applicant will also need a separate hearing and/or a Conditional Use Hearing.
 - **Comprehensive Plan Task Force Update:** The Task Force has completed a large review portion of the Comprehensive Plan. At the last meeting it was decided a sub-committee must be created to address Diversity. Task Force members have come to the conclusion that there have been significant cultural changes within the Borough and this should be part of the Comprehensive Plan moving forward.

○ **Old Business:**

● **Potential Ordinance – Curb, Sidewalk and House Number Inspection-Update:**

This Ordinance will be tabled until further notice.

● **Potential Ordinance – Medical Marijuana-Update:**

At the December 19, 2016 Planning Commission Meeting the attempt will be made with the assistance of the Montgomery County Planning Commission to draft an ordinance for the growing and cultivation of medical marijuana. The Borough of Lansdale is taking a pro-active approach to address the need for an ordinance to be in place.

○ **New Business:**

● Zoning Hearing Board:

● **623 Hillcrest Shopping Center:** Applicant will be seeking relief, special exception for the drive thru and overall reduction in parking spaces.

● **623 Columbia Ave:** Applicant wishes to enclose a porch into habitable space in doing such the porch will encroach into the setbacks.

○ **Public Comment:**

● Potential Ordinance – Curb, Sidewalk and House Numbering at time of sale

Discussion this evening addressed the opportunity for the Borough to address and replace potential hazard curb and sidewalks

● 22-24 Fairview Ave – Shared Driveway(s)

Resident's present expressed hardship for property owners with shared driveways

● Andale Green Project- Water Issues

Ongoing is an issue with water especially after a storm below the railroad tracks on E Hancock St.

● Sign Ordinance- Vacant Businesses

Does our Borough Sign Ordinance address the removal and or the change out of a sign when a business is no longer open?

The meeting was adjourned at 9:05 p.m. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, December 07, 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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