



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
January 04, 2017, 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

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

- **Committee Business Items:**

- **Electric Permits – What you need to know:**
This evening Mr. Ernst discussed with the Code Enforcement and Land Planning Committee what you need to know about obtaining an electrical permit. A permit is required when adding an additional circuit, upgrading service and or getting an electrical panel replaced, anytime a meter is pulled and/or cable service is replaced.

Either the homeowner or a contractor may apply for the permit. A fee and current proof of insurance (certificate of insurance) is required. Upon approval of the electrical permit and completion of work, it is required a third party underwriter be contacted as the Borough does not inspect electric work. The hired party will place a sticker on the electric panel and forward Code Enforcement a final inspection notice. By Borough Code, this is required to be completed within 30 days. A permit does not need to be placed in a window; it does need to be kept on site.

Additional discussion this evening addressed how a homeowner should not assume a contractor has applied for a permit. Ultimately it is the responsibility of the homeowner.

○ **Budget:**

Discussion of November 2016 Department Statistics: Monthly statistics are attached to these evenings minutes. An additional 260 permits were applied for in 2016. Report displays the increase was not one particular type/category of a permit; but an overall increase.

Complaints and citations are down from 2015. Customer service and outreach to property owners has aided the department with handling complaints.

○ **Planning Commission Activity:**

● **Madison Street-Widening Project; Presentation on 01/16/17:**

A presentation for this project will be made at the January Planning Commission Meeting. This project is separate from the Madison Lot.

● **32 E. Blaine St:** Applicant has submitted revised plans and will be present at the January Planning Commission Meeting. This applicant has appeared before the Planning Commission previously; review and comments on the project have been made by the Planning Commission, Montgomery County Planning Commission, Remington & Vernick, Borough Engineer, Pennoni Associates, Borough Traffic Engineer and the Fire Marshal.

● **Madison Parking Lot-Update:** The applicant presented to the Lansdale Borough Planning Commission in December. Favorable feedback for the latest revisions was given, however review letters were not discussed. Applicant is expected to return to the Planning Commission in January.

● **Comprehensive Plan Task Report:** The Task Force continues to move through the Plan and will be breaking out into sub committees. The Task Force has created a separate subcommittee of the Comp Plan to include diversity.

● **SEPTA Parking Garage – Update:** SEPTA expects the garage to be open to the public late February early March.

○ **Old Business:**

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

Resident and Realtor, Mr. Strahm has requested the opportunity to be present to discuss this potential ordinance. He was unable to attend this evenings meeting; will table ordinance discussion for this month.

● **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:**

- **Hillcrest Shopping Center:** Applicant received relief, special exception for the drive thru and overall reduction in parking spaces.
- **623 Columbia Ave:** Applicant received relief to enclose a porch into habitable space.
- **Accessory Structures:** Borough Ordinance limits Accessory Structures to two per household. Currently a patio is considered an *Accessory Structure*. Mr. Ernst has asked for assistance in reviewing this ordinance. The requirement that a patio is considered an “accessory structure” has proven to be a burden and causes financial hardship when a resident wishes to add a “structure” to an existing property. More details will be forthcoming.

○ **Public Comment:**

- *Hillcrest Shopping Center* – Sign for Pad Site displayed prior to Zoning approval
- *Drones* – *Should the Borough consider regulations?*
Drones are regulated by the FTC.
- *Ordinance for Commercial Vehicles parked on residential streets completed?*
Ongoing discussion and this potential ordinance will be moving forward to the solicitor. Currently this is a topic with Public Safety Committee.
- *Sign Ordinance- Vacant Businesses?*
Ordinance does address a sign should be turned and/or faceplate removed, however, only where feasible.

The meeting was adjourned at 8:58 p.m. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, February 01, 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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