



Borough of Lansdale
Planning Commission Minutes
January 16, 2017 – 7:30 PM
Lansdale Borough Hall
One Vine St., Lansdale PA 19446

Commissioners Present:

Kevin Dunigan Co-Chairman
John Chirico
John Darab
Mike Panachyda
Chris Millheim

Commissioners Absent:

Sam Carlo-Chairman
Nate Burns

Also Present:

John Ernst, Assistant Borough Manager
Brian Olszak, Community Planner, Montgomery County Planning Commission
David Lisanti, RVB, Borough Engineer
Joe Clement, Special Council
John Anderson, Cornerstone Consulting Engineers & Architectural, Inc.
Mark Timinski, Property Owner
Joe Del Ciotto, Architect
Jeff Wert, Metz Engineering
David Onorato, Hladik, Onorato & Pearlstine, LLP
Mark Bickerton, Pennoni Associates
Earl Armitage, Pennoni Associates

- Mr. Dunigan called the meeting to order at 7:36 P.M. followed by a pledge of allegiance and a moment of silence.

○ **Reorganization of Planning Commission:**

Mr. Dunigan made a motion to nominate Mr. Carlo as Chairman for the calendar year 2017 to the Lansdale Borough Planning Commission. Mr. Panachyda seconded the motion. Motion *unanimous* 5 to 0.

Mr. Panachyda made a motion to nominate Mr. Dunigan as Co-Chairman for the calendar year 2017 to the Lansdale Borough Planning Commission. Mr. Chirico seconded the motion. Motion *unanimous* 5 to 0.

○ **Approval of Meeting Minutes:**

Mr. Darab made a motion to approve the meeting minutes for December 19, 2016, Mr. Panachyda second the motion. Decision *unanimous* 5 to 0.

○ **Applications / Presentations:**

• **22-24 Fairview Ave; Five Townhomes:**

Applicant has returned to the Lansdale Borough Planning Commission and is seeking Preliminary/Final Land Development approval.

Mr. Anderson reviewed with the Lansdale Borough Planning Commission the Montgomery County Planning Commission memo dated January 13, 2017. Applicant will comply with items as recommended and will incorporate the suggestions on the final plan set. A copy of the Memo is attached to these evenings' minutes.

Review of the Remington & Vernick Engineers letter dated January 03, 2017 was discussed. Items are satisfied and/or will be addressed on the final plan set. Review of Section IV; applicant requests the following waivers:

Section 304.3.A. – to not provide existing features within 400 feet of the property
Section 402.3.A. – to not provide additional Right-of-Way along Fairview Avenue
Section 403.3.A. - to allow a driveway within 40feet of a street intersection
Section 408.2-to permit grading slopes within three feet of property lines and right-of-way lines.

Mr. Ernst will review the requirements for two foot driveway setbacks and advise the applicant. Once this has been determined, the applicant has agreed to provide driveway details on the final plan set, along with the items addressed by Montgomery County Planning Commission Memo and Remington & Vernick review letter. Plans set must be resubmitted and reviewed to the satisfaction of the Borough of Lansdale.

Mr. Panachyda made a motion to recommend to Lansdale Borough Council the approval of the project 22-24 Fairview Avenue according to the plans revised and dated December 14, 2016 prepared by Cornerstone Consulting Engineers & Architectural, Inc. Applicant will submit a revised set of plans to the Borough of Lansdale that satisfy the requirement and

the concerns of the Lansdale Planning Commission. The revised plans will also satisfy the comments addressed in the Remington & Vernick Engineers letter dated January 03, 2017 and the Montgomery County Planning Commission Memo dated January 13, 2017. Mr. Millheim seconded the motion. Decision *unanimous* 5 to 0.

- **32: E. Blaine St.:**

Mr. Del Ciotto, Mr. Wert and Mr. Onorato were present this evening to present revised plans dated 12/27/16 to the Lansdale Borough Planning Commission. Applicant is seeking Preliminary/Final Land Development Approval this evening.

Mr. Del Ciotto reviewed the changes made to the original Architectural Plans submitted on August 21, 2015. In order to address concerns for the vehicle traffic and pedestrian safety, the last unit has had approximately four feet removed off the building; he has set back this part of the unit by approximately 10 feet; there is no longer an exit onto the alley; front doors are combined and door entrances are on an angle and recessed. A 10 foot landing pad will be provided at the building exit; railing and columns shown in design so that an occupant won't step out onto the parking lot.

Remington & Vernick Engineer Letter dated January 11, 2017 was reviewed by Mr. Del Ciotto. Section III SALDO Comments items 1 through 63 are a "will comply". *Item 63* "provide an explanation regarding trash removal and a template showing that a trash truck can negotiate turns and move through the parking lot. Discussion this evening addressed that the template used for this project appears to be a single axel trash vehicle which is not common. It is assumed the hauler would exit the alley via backing down the alley from High Street and/or travel across the applicant's private property.

Item 64 due to increased traffic on the privately owned alley-applicant should address a long term maintenance plan due to the introduction of additional traffic. Mr. Onorato advised there was no intention of a long term plan and his applicant has as much right to the usage of the alley as the neighbors. After further discussion Mr. Onorato suggested that he contact the property owners on the alley to review this concern.

Ongoing discussion raised concerns about the "tightness" of the site and comments from the Lansdale Fire Marshal's memo/email dated November 17, 2016 were reviewed. Applicant feels as if the Fire Marshal reviews this latest plan set, they have satisfied concerns raised and have provided sufficient radius details.

Section IV: Requested Waivers was reviewed by Mr. Wert of Metz Engineers. They are as follows:

- Items #1) Section 306.1.A.1, #3) Section 403.1, #6) Section 403.3.B has been removed.
- Item #2) (1) Section 402.3.A applicant proposes "No Parking Zone" to satisfy
- #4) Section 403.2.H applicant feels Fire Marshal will be satisfied
- #5) (3) Section 403.3.B applicant believes condition of Zoning Hearing Board relief granted; same with requested waiver #7) Section (4) 403.3.E

- #6) removed from requested waivers
- Items #8) (5) Section 403.3.H, # 10) (8) Section 409.11..D, # 11) (7) Section 416.4 Remington Engineers will support this waiver request
- #9) (6) Section 403.3.K applicant advised 15 feet is allowable for a one way drive according to Borough Code

Mr. Wert reviewed the Pennoni Traffic Engineering Review #2 letter dated January 10, 2017. Letter is attached to these evenings' minutes. Responses are as follows:

- 1) will comply – will build wider/will provide detail
- 2) will comply
- 3) A “Stop” sign will be placed on the building; applicant will add a “Do Not Enter” Sign/applicant sees this as a safety issue – legally applicant is unsure if the Borough Police will enforce
- 4) Applicant states Zoning relief/variance allows for 12 foot wide drive aisle
- 5) this item was covered by Mr. Del Ciotto with regards to how the front was reconfigured so an occupant could not step out into the parking lot; speed bumps to be installed (bollards may be removed from the plan)
- 6) ADA parking space – applicant wants the parking space up front; understands that it is not the ideal set up/unable to place an ADA space on a 90 degree angle
- 7) will comply
- 8) applicant will place a “No Outlet” sign at High Street

Mr. Dunigan has requested that Mr. Ernst review with the Borough Solicitor the Zoning Hearing Board decision granted the applicant to address the parking and maneuverability concerns that have been and continue to be raised for this proposed project. It is advised that the Fire Marshal review the latest plans (submitted December 28, 2016) and respond to requested Waiver Items #2, #4 and #9. Mr. Dunigan thanked the applicant and requested that they return to the Lansdale Borough Planning Commission providing a “clean” plan set, that consideration be given to the neighbors for concerns they have raised and that this project has received the full blessing of the Lansdale Borough Fire Marshal.

Final public comment this evening stated that the site is too tight; the density is too great for a small area.

- **Madison Street Widening Project, Pennoni Associates**

Attached to these evenings' minutes is the power point presentation provided by Pennoni Associates.

Mark Bickerton of Pennoni Associates reviewed with the Lansdale Borough Planning Commission the Phases of the Madison Street Widening Project.

Mr. Clement addressed the motion the Lansdale Parking Authority authorized at the January 11, 2017 meeting. The Parking Authority has recommended this project go out to bid as designed by Pennoni. Parking Authority will work with property owners and business owners to address concerns they have.

Discussion with property owners and with business owner present this evening Mr. Clement will address the suggestion to remove parallel parking and replace with diagonal spaces, possible three and implementing signage for short term parking and/or “time specified” signage.

o **Old Business:**

- **SALDO Update – Discussion:** Tabled until the February Meeting.
- **Comprehensive Plan Update:** Tabled until the February Meeting.
- **Medical Marijuana Ordinance:** Tabled until the February Meeting.

o New Business:

- **Accessory Structure / Building; Proposed Code Revision:**
Borough Code allows two accessory structures per residence in the Borough of Lansdale. A patio is considered an accessory structure. Working with the Montgomery County Planning Commission, Mr. Ernst has requested a review of our ordinance to evaluate if a patio fits the definition of an accessory structure.
- **Public Comment :**

There was no additional public comment this evening.

The meeting was adjourned at 10:03 PM. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, February 13, 2017 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