



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
March 01, 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
Patricia Chapman-Customer Service/Records Manager

The meeting was held at One Vine St., Lansdale, Pa. Mr. Angelichio called the meeting to order at 8:05 P.M. Mr. Hansen made a motion to approve Meeting Minutes from the February 01, 2017 Code Enforcement and Land Planning Committee meeting. Mr. DiGregorio seconded the motion. Minutes were unanimously approved.

- **Committee Business Items:**

- **Snow Removal Ordinance What Property Owners Need to Know:**

Chapter 106, Article II sections 106-5, 106-6 106-7 of the Lansdale Borough Code regarding snow removal was reviewed. Mr. Ernst pointed out what the ordinance does not address is the clearing of intersection regardless of how many times it needs to be completed, the clean out of storm drains, clearing of a fire hydrant and clearing the curb for the viewing of the house number.

Just as a reminder, house numbers and/or placards should be visible not only on homes but a garage or sheds for emergency response. This information is available in the electric wire or on our website www.lansdale.org.

- **Discussion of Borough Fee for Fence Permits:**

The fee for a fence 6 feet in height installed is \$65.00. A fence over six feet is \$160.00. (Note: fee is the same for residential and commercial installation). Mr. Ernst is requesting the Lansdale Borough Code Enforcement and Land Planning Committee amend the fee to \$65.00 regardless of the fence height. Administratively the same inspection process occurs regardless of height. The

Department of Code Enforcement feels this is an oversight as there are not many applications made for a fence in excess of six feet.

Mr. Hansen made the motion to amend the fee from \$160.00 for a fence greater than six feet in height to \$65.00. Mr. DiGregorio seconded the motion. Decision unanimous 3 to 0.

- **Budget:**

- Budget is tracking normal. Building permits have increased due to the submission of Andale Green/Ryan Homes applications.

- **Planning Commission Activity:**

- **Madison Parking Lot Project - Update:**

Equus Capital Partner, LTD presented to the Planning Commission revised plans at the February meeting. The developer is seeking Conditional Use, Subdivision and Preliminary/Final Land Development. Should the applicant receive approval at the March 20, 2017 Planning Commission Meeting, the applicant will appear April 5, 2017 at the Code Enforcement and Land Planning Committee meeting. If approved the applicant, there will be a Conditional Use hearing at the Borough Council Business Meeting Wednesday April 19, 2017. The Conditional Use Hearing is a public meeting for this proposed project.

- **43 W. Third St Apartments:**

Applicant appeared before the Zoning Hearing Board requesting relief for parking and relief for the requirement that a commercial space is required with residential above in this zoning district.

The Zoning Hearing Board granted the commercial relief. The Zoning Hearing Board granted the relief with the condition the applicant execute its own parking study and this study satisfy the Lansdale Borough Planning Commission. Applicant provided testimony studies exist that this type of development would only require a .85 per unit parking requirement. If the Planning Commission is not satisfied with the results, the applicant will be required to provide a ratio of 1.5 parking spaces per unit.

- **Comprehensive Plan Task Force Report:**

Comprehensive Plan Task Force did not meet in February and will resume in March.

- **Old Business:**

- **Potential New Ordinance: Medical Marijuana – Draft Ordinance for Review:**

In Dropbox a draft of the Medical Marijuana Ordinance is available for review and comments. This will be discussed at the Planning Commission Meeting.

- **Ordinance Revision: Accessory Building Definition:**
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 cause financial hardship when a resident wishes to add a structure to an existing property.
- **Habitat for Humanity – Critical Repair Application Due March 15, 2017:**
Habitat for Humanity is working to help applicants in need of funding. Applications are available at Borough Hall.
- **New Business:**
 - **West 6th Street Parking – Possible Topic for Discussion**
Chief McDyre and the Public Safety Department addressed the residents’ concerns this evening.
- Zoning Hearing Board:
 - **Cancelled:**
There are no applications for the Zoning Hearing Board this month.
- **Public Comment:**

How long can a business, for example the fire property on W Main St., be allowed to have windows covered?

As long as there is a property owner, the windows may be covered. Additionally, there is work occurring at this location.

When will the drainage issues at the entrance of Andale Green be taken care of?
Andale Green is an active construction site, the final top coat will address the drainage as the macadam will meet the drain that now sits up.

Ms. Carole Farrell advised the Lansdale Borough Code Enforcement and Land Planning she is in favor of the potential Ordinance for Curb and Sidewalk inspections at the time of a sale.

The meeting was adjourned at 9:04 P.M. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, April 05, 2016 at 8:00 P.M. Meeting will be held at One Vine St., Lansdale PA.

Respectfully,

Maria Lohan

Recording Secretary

**One Vine Street
Lansdale, PA 19446
215.368.1691
WWW.LANSDALE.ORG**