



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
March 07, 2019 8:00 PM
Lansdale Borough Hall-Caucus Room
One Vine St., Lansdale, PA 19446
Chairperson: Jack Hansen

- **In Attendance:**

Jack Hansen-Chairman
Rich DiGregorio-Absent
Denton Burnell
John Ernst-Borough Manager
Andrew Krauss-Superintendent Electric Department
Mike Trail-Chief of Police
Patricia Chapman-Customer Service/Records Manager
Jason Smeland, Lenape Valley Engineering
Dr Ross Ziegler, Property Owner

The meeting was held at One Vine St., Lansdale, Pa. Mr. Hansen called the meeting to order at 8:06 P.M. Mr. Burnell made a motion to approve Meeting Minutes from the February 06, 2019. Code Enforcement and Land Planning Committee meeting. Mr. Hansen seconded the motion. Minutes were unanimously approved.

- **Committee Business Items:**

- **43 W. Third St-Conditional Use Hearing; Presentation:**

Mr. Jason Smeland, Lenape Valley Engineering and property owner Dr. Ross Ziegler presented the revised sketch plans and video regarding the proposed project known as Walnut Crossing. The project is located Downtown Business Overlay District and a Conditional Use application is required for this type of project. This is the second application for Conditional Use this applicant has made. Dr. Ziegler has acquired two additional parcels and has received approval for residential units on the first floor and the approval of 1.5 parking spaces; with a reduction of 1.2 in the future providing a traffic engineer plan and approval from the Planning Commission. However, the Zoning Hearing Board did not approve the use of a parking system and had deferred this decision to Borough Council. In addition to the Zoning Approval, at the February 11, 2019 Planning Commission meeting the applicant presented revised sketch plans in addition to the Automated Valet Parking System. Applicant has satisfied the Borough consultants review letters and addressed the concerns of the Planning Commission. Motion was made to approve the Conditional Use application

and the recommendation that if approved, a condition be that the project contain the Automated Valet Parking System as presented the night of the meeting.

The Conditional Use Hearing will be held on Wednesday March 20, 2019 at 7:00 PM. The presentation and video are attached to this evening's minutes.

- **Department / Activity:**

- **Discussion of the February Department Statics:**

For the month of February 54 Permits processed. Very busy month for the department, responded to 48 complaints with an additional 25 snow complaints. Department attended one court case resulting in a guilty verdict and fines assessed. This case involved an illegal boarding room in a single-family residence. There is another illegal rooming house in a single-family residence, this is a repeat offender that the department is dealing with. If there was a single-family inspection program, it would assist the department with addressing these cases. And unique to the department with the assistance of the Solicitor and Borough Engineer, we were able to remove a dangerous structure. The contractor has been hired and a garage will be removed. The home is for sale, and the owner was not able to comply. All fees will be recouped; a lien will be placed on the property.

New Business:

- Inquiry has been made for the former Anytime Laundry project on W. Main
- Small Batch Kitchens - 711 W. Main St.
- Back Yard Beans-Expansion on West Fifth St as well as more seating at the W. Main St location
- 415 W. Main St-Blue Mountain, Phycologist Office
- 100 W. Main St – Macro (SEPTA Signaling Engineers)
 - Elton Thompson PC
 - Steve Malagari, State Representative
 - Cellphone Repair Business
 - Accounting Business

- **Planning Commission Report:**

- **Applications/Presentations:**

- **43 W. Third St.** Applicant received a recommendation for the Conditional Use application with the condition that Borough Council approval be that the project contains the Automated Valet Parking System as presented at the meeting.
- **1000 N. Cannon Ave.:** Informational presentation, applicant proposes to demolish approximately 56,000 square feet of existing space and construct 4 new light industrial buildings.

- **512 Green St-** Applicant submitted a sketch plan at the January 21, 2019 Planning Commission meeting. An application for Minor Subdivision has been received and is under review.
- **Comprehensive Plan:** Draft Plan uploaded to Dropbox; comments due at the March meeting.

- **Old Business:**
 - **Food Truck Ordinance:** Ordinance received approval for prepare and advertise. Mr. Burnell made motion to move Ordinance to Borough Council at the end of the review period. Mr. Hansen seconded the motion. Unanimously approved.
 - **Update, Adoption of 2015 International Fire Code & Commercial Fire/Safety Inspections:** Draft Ordinance has been uploaded to Dropbox. Additional text will be added to the Draft in reference to Administrative information in anticipation of a motion to Prepare and Advertise at next months meeting.

- **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 9:00 P.M. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, April 03, 2019 at 8:00 P.M. Meeting will be held at One Vine St., Lansdale PA.

Respectfully,
 Maria Lohan
 Recording Secretary

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