



Borough of Lansdale
Planning Commission Minutes
March 20, 2023 – 7:30 PM
One Vine St., Lansdale Pa
Council Chambers

- **Commissioners Present:**

Sam Carlo- Chairman -Absent
Mike Panachyda – Co Chairman
Kevin Dunigan
Chris Millheim
John Chirico -Absent
Mike Beuke
Carole Farrell

- **Also, Present:**

Jason Van Dame, Director Community Development
John Kennedy, Lansdale Borough Planning Consultant
Michael Narcowich, Montgomery County Planning Commission
Tyler Williams, Remington & Vernick
John Ernst, Borough Manager
Meg Currier-Teoh, Borough Council

Applicant:

Susan A. Rice, P.E., STA Engineering, Inc
Jeff Wert- Metz Engineering
Lisa Koehler, Koehlers Jewelers
Jason Smeland – Lenape Valley Engineering
Bob Acoff – Select Properties
Steve Yates – Lynn Builders
Joe Clement, Wisler Pearlstine, LLP
Jon Herzog, Westrum Development Company
Michael Maier, Westrum Development Company

Mr. Panachyda called the meeting to order at 7:31 P.M. followed by a pledge of allegiance.

Approval of Meeting Minutes:

Mr. Bueke made a motion to approve the meeting minutes from February 13, 2023, Mrs. Farrell seconded the motion. Decision unanimous, 5 to 0.

- **New Business:**

No new business to report this evening.

- **Old Business:**

- **874 & 901 Moyers Rd.: Holtzman Propane:**

Ms. Susan Rice, STA Engineering, Inc. was present this evening on behalf of the applicant Holtzman Propane. Ms. Rice presented a survey plan and a list of potential waiver items for proposed project.

Ms. Rice reviewed comments from the Pennoni Associates letter dated January 27, 2023, Land Planner Mr. Kennedy's review letter dated January 9, 2023, and Montgomery County Planning Commission letter dated January 12, 2023.

Discussion with consultants and the Lansdale Borough Planning Commission members this evening included, working with staff regarding the required Street trees, tree replacement and plantings for the two sites and the Liberty Bell Trail, obtaining a copy of the approved plan for the adjacent Stoltz property, and discussion with the Solicitor regarding right of ways, easements, and notes on final plans regarding improvements.

Ms. Rice will continue to work on the engineered plans and an updated list of waiver requests.

- **11 N. Broad St.:7 E. Main St – Reverse Subdivision:**

Mr. Jeff Wert, Metz Engineering on behalf of the applicant Lisa Koehler, owner of Koehlers Jewelers returned to the Lansdale Borough Planning Commission seeking approval for a Minor Subdivision to combine four existing parcels into one and construct a building connector and add a handicap ramp. Mr. Wert discussed his resubmission.

letter dated March 1, 2023, and advised all items reg the Remington and Vernick review letter and Mr. Kennedy's letter are a "will comply".

Mr. Bueke made the motion that the Lansdale Borough Planning Commission recommend Lansdale Borough Council grant Minor Land Development Approval for the project at 11 N. Broad St as per the Remington & Vernick letter dated March 8, 2023, Land Planner Mr. John Kennedy letter dated March 8, 2023, and the Montgomery County Planning Commission letter dated February 9, 2023. Mr. Dunigan seconded the motion. Decision unanimous 5 to 0.

- **117 S Broad St: Luxor Dog Park**

Present this evening Mr. Joseph Clement, Wisler Pearlstine on behalf of Luxor. Proposed is an amendment to the Preliminary and Final Land Development for a revision to include a Dog Park and this park is considered an Accessory Use.

The Dog Park will be 812 square feet, ADA compliant, facility provided for waste collection, cleaned daily and access to the Park via a man door by the Parking Garage. No additional lighting will be added, no hours will be posted. Luxor will manage resident concerns. Wash station and access of the Dog Park for residents are also extended to law enforcement as well.

- **215 S. Broad St.: Sketch Plan**

Mr. Jason Smeland, Lenape Valley Engineering presented to the Planning Commission to present a second revision for townhomes at this site.

Mr. Smeland confirmed that the alley belongs to the current property owner and the Luxor project has an approximate 5-foot sidewalk easement.

Discussion this evening addressed the preference of having the townhouses face Broad Street, alley access, trash truck access and trash collection and stormwater concerns.

Mr. Smeland will review comments and return to the Planning Commission.

- **Other Business:**

- **Zoning Hearing Board Meeting:**

Tuesday March 20, 2023, at 7:00 PM.

1000 N. Main St – Special Exception, Accessory Structure; Pavilion 2400 square feet.

395 N. Cannon Ave – Sign Variance; mural.

- **Public Comment:**

There was no public comment this evening.

The meeting adjourned at 8:58 P.M. The next scheduled Planning Commission meeting is Monday April 17, 2023, at 7:30 PM, One Vine St., Lansdale PA.

Respectfully,
Maria Lohan
Recording Secretary

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