



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
May 01, 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
Denton Burnell
Jason Van Dame, Building Code Official
John Ernst, Borough Manager
Patricia Chapman, Customer Service Manager
Garry Herbert, Mayor
Mike Trail-Chief of Police – Late Arrival

The meeting was held at One Vine St., Lansdale, Pa. Mr. Hansen called the meeting to order at 8:07 P.M. Mr. Burnell made a motion to approve Meeting Minutes from the May 01, 2019. Code Enforcement and Land Planning Committee meeting. Mr. DiGregorio seconded the motion. Minutes were unanimously approved.

- **Committee Business Items:**

- At the April 03, 2019 the committee made a motion to Advertise the 2015 International Fire Code. This being properly advertised, Mr. Burnell made the motion to adopt the 2015 International Fire Code, Mr. DiGregorio seconded the motion. Motion unanimously approved.

- **Department / Activity:**

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

For the month of April 128 Permits processed, 141 permits received. This is an 80% increase over 2018 for received applications and an overall increase of 78% year to date.

-For April- most notable code case is the signs for the lost dog in the Lansdale area. Attached to this evenings minutes is the sign regulations. In addition to the regulations, the attachment of signs, either with a nail or staples, to our utility poles

proves to be a safety hazard for the linemen. And finally, Borough staff is tasked with the removal /cleanup of signs.

-This is the time of year for high grass complaints. Residents please be aware grass in excess of 6 inches high is considered excessive. The Borough staff will continue with the same process of last year which is notifying property owners/tenants and working with them to come into compliance.

-Since the state no longer issues registration sticker for vehicles, it is difficult for staff to determine if a vehicle is not registered. Staff is working to craft an Ordinance that deals with this as well as allowing Code to enforce unregistered vehicles on a property.

-Non-compliant sidewalk condition enforcement is being evaluated by staff to determine the best approach for hazards in the Borough.

Permits & New Business:

- Development on N. Towamencin (former 815 N Towamencin Ave) nearing completion; the 2 twin homes have gone to settlement. Townhomes nearing completion.
- Andale Green has completed Phase 2; working on Phase 3
- Manhattan Bagel opened in the Pavilion Shopping Center

• **Old Business:**

- **Commercial Fire/Safety Inspections:** Work on this Ordinance continues, specifically Chapter 204-205 Administrative Function.
- **43 W. Third St.- Conditional Use Hearing :** Walnut Crossing received approve for Conditional Use.
- **Energov Public Portal: Update-** The internet-based portal for permit submission has been delayed due to the current workload, but the process will be moving forward.

• **New Business:**

Knapp Elementary renovations may be coming in front of the Planning Commission late summer. At that time, the concerns for Curb and Sidewalk issues will be addressed.

• **Public Comment:**

Concern regarding the Madison Lot and whether a fee should be charged for the Temporary Sign on Borough property discussed. Fee charge will be taken into consideration, as well as any request for a sign on Borough property.

The meeting was adjourned at 8:44 PM. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, June 05, 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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§ 405-1609 Signs permitted by district.

Other than as provided in the following, no sign shall be erected in the Borough of Lansdale.

B. Residential districts: Only those signs set forth in §§ [405-1607](#) and [405-1908B](#) may be erected in the residential districts of the Borough of Lansdale.^[1]

§ 405-1607 Special signs.

Signs of the following types may be erected and installed in residential districts:

A. Signs advertising the sale or rental of premises upon which they are erected, when erected by the owner or by a broker or other like person interested in the sale or rental of such premises, may be erected and maintained, provided that the size of any such sign is not in excess of six square feet and that not more than two such signs are placed upon any property held in single and separate ownership, unless such property held in single and separate ownership fronts upon more than one street, in which event not more than two such signs may be erected on each frontage.

B. Signs advertising the sale or development of the premises upon which they are erected, when erected in connection with the development of the premises by a building contractor, developer or other like person interested therein, may be erected and maintained, provided that the size of any such sign is not in excess of 32 square feet and that not more than two such signs are placed upon any property held in single and separate ownership, unless such property fronts upon more than one street, in which event not more than two such signs may be erected on each frontage.

C. Signs indicating the location and direction of premises available for or in the process of development, but not erected on such premises, and having inscribed thereon the name of the owner, developer, building or agent, may be erected and maintained, provided that the size of any such sign is not in excess of six square feet nor four feet in length and that not more than one such sign is erected on each 500 feet of street frontage.

D. Signs bearing the word "sold" or "rental" or words of similar import, with the name of the person effecting the sale or rental, may be erected and maintained subject to the conditions specified in Subsection [A](#) of this section.

E. Signs of mechanics, painters and other artisans may be erected and maintained during the period such persons are performing work on the premises on which such signs are erected, provided that the size of any such sign is not in excess of 12 square feet and that such signs are removed promptly upon completion of the work; and provided, further, that not more than one such sign may be erected or maintained by each such mechanic, painter or artisan on the premises on which such work is being performed.

F. Signs advertising that furnishings and other equipment have been installed or placed on the premises may be erected and maintained on such premises, provided that the size of any such sign is not in excess of 12 square feet and that any such sign is removed promptly upon occupation of the house as a residence.

G. Signs of schools, colleges, churches, hospitals, sanitariums or other institutions erecting the same may be erected and maintained, provided that the size of any such sign is not in excess of 20 square feet and that not more than two such signs are placed on a property held in single and separate ownership, unless such property fronts upon more than one street, in which event not more than two such signs may be erected on each frontage.

H. Signs which, at the time this article becomes effective, are maintained in connection with a business then existing and lawfully conducted may be maintained or repaired or replaced with signs similar in size and character but may not be enlarged or otherwise substantially altered.

I. Off-premises signs. No off-premises signs shall be permitted within the Borough of Lansdale except in the Industrial District, and all off-premises signs must conform to the requirements set forth in § [405-1604](#) governing freestanding signs, except as follows:

[Amended 1-17-1996 by Ord. No. 1561]

(1) Signs necessary for the direction, regulation and control of traffic, street name signs, legal notices, warnings at railroad crossings and other official signs which are singularly authorized or erected by duly constituted governmental bodies.

(2) Temporary signs advertising political parties or candidates for election may be erected or displayed and maintained, provided that:

(a) The size of any such sign is not in excess of four square feet.

(b) The sign shall not be erected or displayed earlier than 30 days prior to the election to which they pertain and shall be removed within seven days after said election.

(3) Temporary nonilluminated signs directing persons to temporary exhibits, temporary shows, special events of a noncommercial nature or proposed developments may be erected, subject to the following requirements:

(a) Signs shall not exceed six square feet in area.

(b) Signs shall not be posted earlier than seven days before the occurrence of the event to which they relate and must be removed within seven days after the date of the show, event, sale or rental of the final unit in such development.

(c) Nonilluminated signs shall be used for directing patrons, members or an audience to service clubs, churches or other nonprofit organizations, provided that signs indicate only the name of the organization and place, date and time of meeting.

§ 405-1908 Special criteria for home occupations.

[Added 12-15-2010 by Ord. No. 1801^[1]]

B. A sign may be erected in an area in the front yard no closer than four feet to the inside sidewalk line, said sign to be a maximum of eight inches by 18 inches, excluding support structure, bearing the name of the occupant and/or his profession only. Any such permitted sign shall be located not closer than 10 feet to either side lot line. Any such sign shall not be more than 36 inches high, measured from ground level, including support structures.