



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
June 06 2018, 8:00 PM
Lansdale Borough Hall-Caucus Room
One Vine St., Lansdale, PA 19446
Chairperson: Jack Hansen

- **In Attendance:**
Jack Hansen-Chairman - Absent
Rich DiGregorio
Denton Burnell
John Ernst- Borough Manager
Patricia Chapman-Customer Service Manager
Nicholas Prosseda-Applicant
Dan Sokil-North Penn Reporter

The meeting was held at One Vine St., Lansdale, Pa. Mr. Burnell called the meeting to order at 8:09 P.M. Mr. Digregorio made a motion to approve Meeting Minutes from the May 02, 2018. Code Enforcement and Land Planning Committee meeting. Mr. Burnell seconded the motion. Minutes were unanimously approved.

- **Committee Business Items:**

- **Modern Male Barber Shop; 209 W. Main St-Conditional Use Hearing-06-20-18**
At the June 20, 2018 Lansdale Borough Council Meeting, a Conditional Use Hearing will be held for the applicant Mr. Nicholas Prosseda. The applicant proposes a barber school to be located at this property. The property is located in the Business District and is part of the Downtown Overlay District. Barber shops are a permitted use; however a vocational school is required to seek a Conditional Use. This is a Public Hearing and will be guided by the Borough Solicitor.

Mr. Prosseda was present this evening to discuss his current Barber Shop schools and their locations as well provide his short term as well as long term goals for business and school operations in the Borough. Mr. Prosseda is committed to keeping the doors open and serving the community. Mr. Prosseda discussed the consideration of occupying 211 W. Main St in the future for a Barber Shop.

Members of the Lansdale Borough Code Enforcement and Land Planning Committee thanked Mr. Prosseda for attending.

Discussion of Commercial Property Inspection Program:

Mr. Ernst advised the Lansdale Borough Code Enforcement and Land Planning Committee that we are one of the few municipalities that does not have an inspection program for commercial properties. The only inspection that is in place is the Use and Occupancy at the time of a sale or a change of tenant. Mr. Ernst is requesting the committee allow the research of surrounding Boroughs to begin. Mr. Burnell and Mr. DiGregorio agree this review should begin. Mr. Ernst will begin this review and is hopeful to report back by the end of the summer.

- **Department / Activity:**

- **Discussion of the May 2018 Department Statics:**

- For the month of May the permits increased as expected as well as the Complaints and Door Hangers. High grass and rubbish the primary complaint for the month.

- **Civics 101 – Code Enforcement:**

- Civics 101 will be held on Wednesday June 07, 2018 at One Vine St.

- **Planning Commission Report:**

- Planning Commission did meet in April and a Minor Subdivision was presented for a vacant lot at 410 W. Seventh St. Applicant proposes to subdivide a single lot into two lots and build two duplex units.

- **Old Business:**

- There was no old business to report on this evening.

- **New Business:**

- **Zoning Hearing Board Meeting May 21, 2018**

- The meeting has been cancelled for June.

- **Public Comment:**

Mr. Darab advised the Borough make residents aware of the new Wireless Communications Ordinance passed last month.

Mr. Ernst has suggested public outreach through social media, our Borough Website and possibly the Electric Wire.

Mrs. Frei wanted to know how to assist the Borough in enforcing grass clippings not being blown into the street.

As in the past if you know the name of the contractor contact the Department of Code Enforcement. Another suggestion is awareness. Continue to be diligent in speaking with neighbors.

Mr. Breish asked if the Fire Department would conduct the Commercial Inspections and if ADA codes would be enforced?

The Fire Marshal will be the first point of contact for this program and as research is done; the discussion as to staff will either Code or Fire Department will hopefully come from the research. ADA codes are addressed as the time of renovation or construction; a building changing tenant or owner is not required to make a building ADA compliant as there is a grandfathered law in place.

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, July 03, 2018 at 8:00 P.M. Meeting will be held at One Vine St., Lansdale PA.

Respectfully,
Maria Lohan
Recording Secretary

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