



Borough of Lansdale
Planning Commission Minutes
June 12, 2023 – 7:30 PM
One Vine St., Lansdale Pa
Council Chambers

- **Commissioners Present:**

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

- **Also, Present:**

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

Applicant:

Joe Clement, Wisler Pearlstine, LLP Joe Hanna, Chambers Associate
Manish Ingle, Property Owner

Mr. Carlo called the meeting to order at 7:34 P.M. followed by a pledge of allegiance.

Approval of Meeting Minutes:

Mr. Panachyda made a motion to approve the meeting minutes from May 15, 2023,

Mr. Millheim seconded the motion. Decision unanimous, 4 to 0.

- **New Business:**

- **17 W. Second St., Rear-Conditional Use & Waiver of Land Development:**

Present this evening Mr. Clement, on behalf of property owner Mr. Manish Ingle, 17 W. Second St., Rear. Applicant is seeking a Waiver of Land Development for this project and a recommendation to hold a Conditional Use Hearing.

Provided to the Planning Commission this evening, photos, a hand sketch, and a proposed floor plan, these items are attached to the meeting minutes.

Mr. Clement addressed the Planning Commission advising that the property is a pre-existing and a non-conforming condition, is in the Business District as well as it is also part of the Professional Office and Specialty Restaurant Conservation Overlay District and the Downtown Business Overlay District. The Downtown Business Overlay District does not have off street parking requirements for commercial buildings less than 20,000 square feet and allowable is multifamily dwellings less than six units and by Conditional Use approval.

Currently there is commercial use on the first floor, Mr. Ingle's business NovaProbe Inc. Access to the dwelling is off Hudson Alley. Door is clearly designated for the business and for the proposed residential space which is approximately 1430 square feet. Previously the second floor had been used as a residential unit. Applicant proposes two apartments, each unit having two bedrooms. There will be no change to the existing structure, no earth movement, so a Waiver of Land Development is requested.

Discussion this evening addressed the attached structures, the alley width, backyard, and the fire separation for the structure. The recommendation has been made at the time of the permitting process the Lansdale Fire Marshal review for fire safety and possible Fire Sprinkler requirements. The proposed project will be an enhancement to the location.

There was no public comment this evening.

Mr. Panachyda made a motion to recommend the Waiver of Land Development for the proposed project at 17 W. Second St., Rear. And that the Lansdale Borough Council approve the prepare and advertise for a Conditional Use Hearing as outlined in Mr. John Kennedy's review letter dated June 1, 2023. The Conditional Use will be subject to the condition that the Fire Marshal review and approve applicants submitted plans (at time of building permit review) for this Conditional Use. Mr. Millheim seconded the motion. Decision unanimous 4 to 0.

- **Old Business:**

There was no old business to report on this evening.

- **Other Business:**

Mr. Millheim questioned the status of the Sign Permit Ordinance. Currently the revised Ordinance, the proposed map and text changes and updates to the Downtown Business Overlay District are with the Borough Solicitor. Once these updates are approved this will address the sign concern for the businesses located on E Main St.

- **Zoning Hearing Board:**

Applicant at 490 Wade Ave is seeking a Special Exception and relief for an Accessory Structure over 700 square feet. The application is for an inground pool and a surrounding patio.

- **Public Comment:**

Resident Mr. Dominic Frascella, 218 Green St. advised he had attended the Economic Development Committee meeting last month raising a concern about small businesses and taking a look at our zoning to allow possibly tiers to low impact businesses Mr. Frascella suggested a review of Portland Oregon and how they handle low impact businesses. Mr. Kennedy discussed this evening Planning Commission could look at this as well as what is referred to as a model know as “incubator business”. This review will be assisted by the Montgomery County Planning Commission.

Mr. Frascella questioned if the downtown parking had been reviewed using the same ordinance as Phoenixville. Mr. Kennedy advised that he was familiar with the parking, and it had been discussed.

The meeting adjourned at 8:08 P.M. The next scheduled Planning Commission meeting is Monday July 17, 2023, at 7:30 PM, One Vine St., Lansdale PA.

Respectfully,
Maria Lohan
Recording Secretary

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